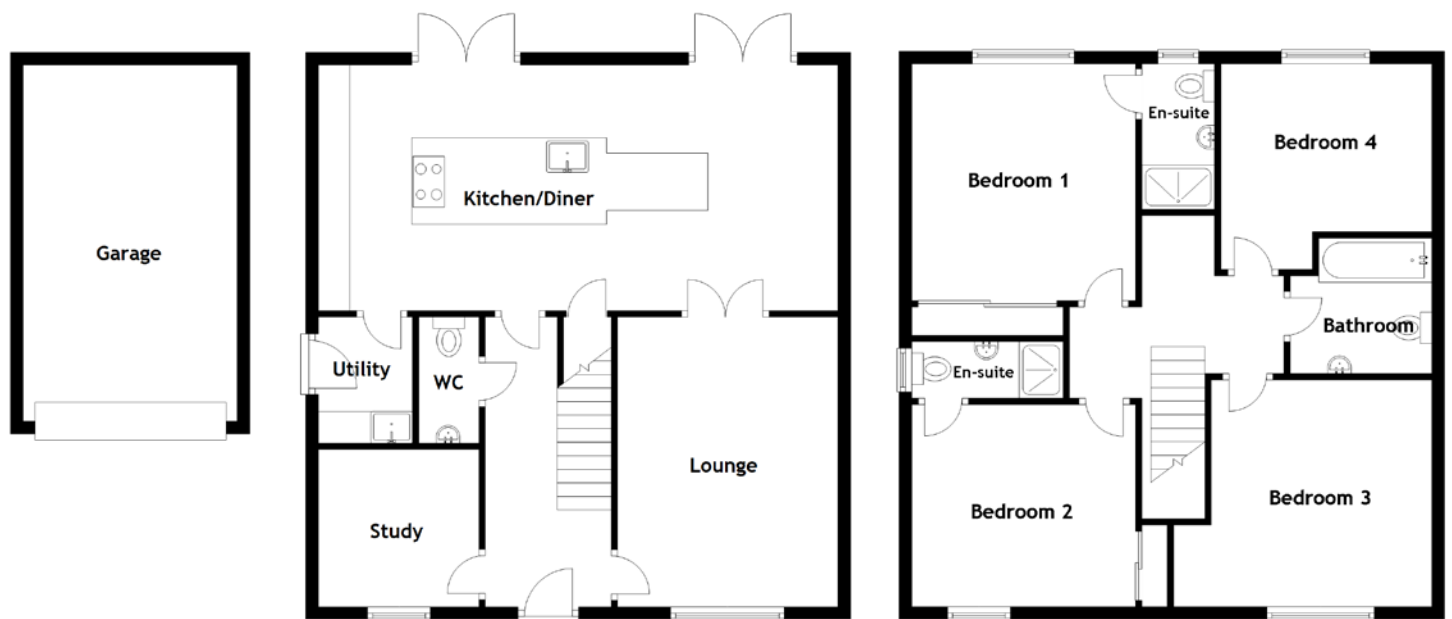


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.50m (11'6")
Kitchen/Diner	8.25m (27'1") x 3.90m (12'10")
Utility	2.00m (6'7") x 1.50m (4'11")
Study	2.55m (8'4") x 2.50m (8'2")
WC	2.00m (6'7") x 0.95m (3'1")
Bathroom	2.25m (7'4") x 2.15m (7'1")
Bedroom 1	3.75m (12'4") x 3.55m (11'8")
En-suite	2.30m (7'7") x 1.25m (4'1")

Bedroom 2	3.55m (11'8") x 3.20m (10'6")
En-suite	2.40m (7'11") x 0.90m (2'11")
Bedroom 3	4.10m (13'5") x 3.60m (11'10")
Bedroom 4	3.35m (11') x 3.25m (10'8")
Garage	5.65m (18'7") x 3.40m (11'2")

Gross internal floor area (m²): 141m²
EPC Rating: B

Extras: Freestanding appliances may be available by separate negotiation.

