

# SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

<b>Ground Floor</b>	
Vestibule	2.40m (7'10") x 1.80m (5'11")
Lounge	6.20m (20'4") x 4.60m (15'1")
Kitchen	8.60m (28'3") x 5.00m (16'5")
Utility	3.40m (11'2") x 2.30m (7'6")
Garden Room	4.00m (13'1") x 3.90m (12'10")
Bedroom 1	4.10m (13'5") x 3.90m (12'10")
Bedroom 2	4.20m (13'9") x 3.20m (10'6")
Bedroom 3	4.60m (15'1") x 3.70m (12'2")
Shower Room	2.40m (7'10") x 2.40m (7'10")

<b>First Floor</b>	
Bedroom 4	4.90m (16'1") x 4.20m (13'9")
Bedroom 5	4.30m (14'1") x 3.90m (12'10")
Bedroom 6	4.60m (15'1") x 3.90m (12'10")
Bedroom 7	3.30m (10'10") x 2.90m (9'6")
Bedroom 8	4.00m (13'1") x 3.70m (12'2")

<b>Second Floor</b>	
Bedroom 9	5.20m (17'1") x 4.80m (15'9")
Bedroom 10	4.00m (13'1") x 3.50m (11'6")
Living Room	6.30m (20'8") x 4.20m (13'9")

Gross internal floor area (m<sup>2</sup>): 390m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Garden summerhouse.