

# FLOOR PLAN



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	5.90m (19'4") x 4.70m (15'5")
Kitchen/Diner	7.00m (23') x 6.00m (19'8")
Family Room/Bedroom	4.80m (15'9") x 3.20m (10'6")
Study/Play Room	2.90m (9'6") x 2.30m (7'7")
Utility	2.90m (9'6") x 2.60m (8'6")
WC	3.40m (11'2") x 1.20m (3'11")

First Floor	
Bedroom 1	5.80m (19') x 4.00m (13'1")
En-suite	3.30m (10'10") x 2.60m (8'6")
Walk in Wardrobe	2.70m (8'10") x 2.50m (8'2")
Bedroom 2	4.50m (14'9") x 3.20m (10'6")
En-suite	2.60m (8'6") x 1.60m (5'3")
Bedroom 3	4.20m (13'9") x 3.30m (10'10")
Jack and Jill En-suite	3.20m (10'6") x 2.00m (6'7")
Bedroom 4	2.80m (9'2") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 242m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): This is an extremely CONTEMPORARY and SPACIOUS design, providing generous living space throughout, with a quality finish, packed with a variety of cutting edge technological extras as standard, including Rako Lighting system which can change the colour/ambience via smart phone app. Sonos system fitted throughout.