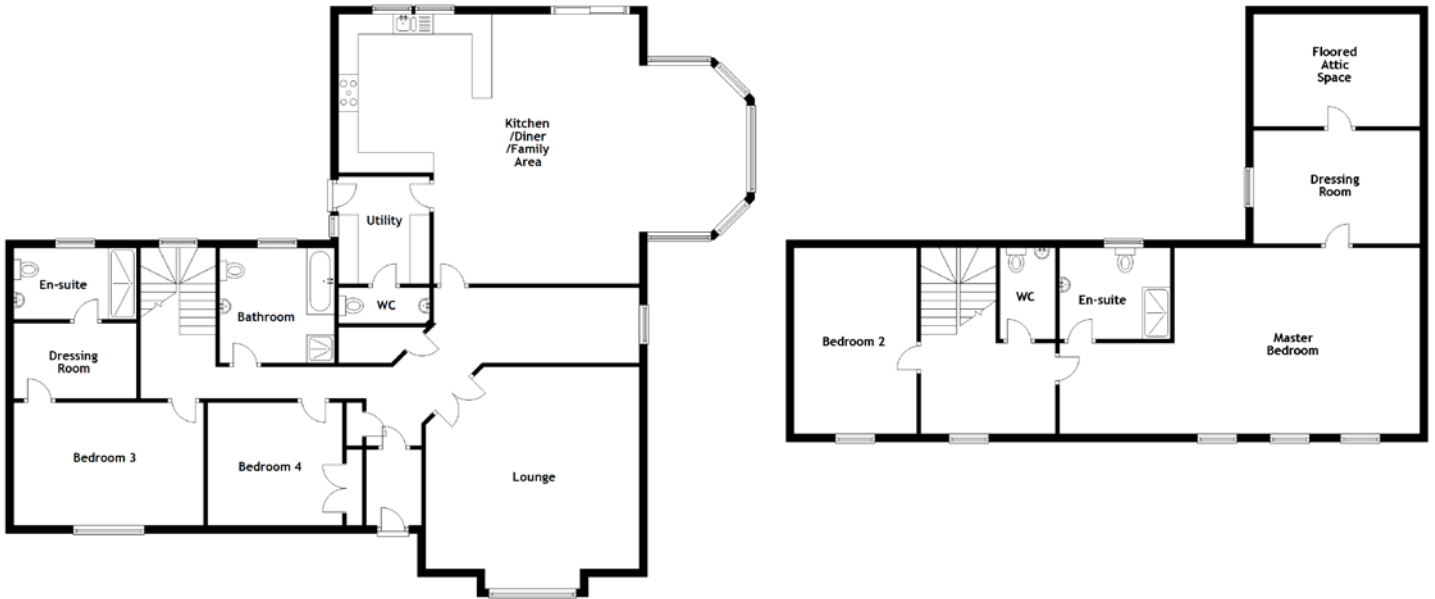


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Kitchen/Diner/Family Area	10.30m (33'10") x 6.80m (22'4")
Utility	2.70m (8'10") x 2.30m (7'7")
WC	2.30m (7'7") x 0.90m (2'11")
Lounge	5.60m (18'4") x 5.40m (17'9")
Bedroom 3	4.80m (15'9") x 3.10m (10'2")
Dressing Room	3.10m (10'2") x 1.90m (6'3")
En-suite	3.10m (10'2") x 1.80m (5'11")
Bedroom 4	3.40m (11'2") x 3.10m (10'2")
Bathroom	2.90m (9'6") x 2.90m (9'6")

First Floor	
WC	2.30m (7'7") x 1.40m (4'7")
Master Bedroom	9.40m (30'10") x 4.70m (15'5")
En-suite	2.80m (9'2") x 2.40m (7'10")
Dressing Room	4.20m (13'9") x 3.50m (11'6")
Floored Attic Space	4.20m (13'9") x 3.20m (10'6")
Bedroom 2	4.70m (15'5") x 3.00m (9'10")

Gross internal floor area (m<sup>2</sup>): 272m<sup>2</sup>

EPC Rating: B

Extras (Included in the sale): All floor coverings, where stated some blinds, curtains, and light fittings are included in the sale.

