

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	14.20m (46'7") x 7.80m (25'7")
Kitchen	4.26m (14') x 3.28m (10'9")
Utility	2.69m (8'10") x 1.90m (6'3")
WC	1.90m (6'3") x 0.96m (3'2")
Family Room	5.06m (16'7") x 4.96m (16'3")
Bedroom 3	3.97m (13') x 3.42m (11'3")
Bedroom 4	3.95m (13') x 3.42m (11'3")

Bathroom	2.85m (9'4") x 2.24m (7'4")
Bedroom 1	5.71m (18'9") x 5.10m (16'9")
En-suite	2.54m (8'4") x 2.15m (7'1")
Walk-in Wardrobe	2.15m (7'1") x 2.10m (6'11")
Bedroom 2	5.10m (16'9") x 4.30m (14'1")
Garage	7.69m (25'3") x 5.66m (18'7")
Garage Attic	7.69m (25'3") x 5.66m

Gross internal floor area (m²): 261m² | EPC Rating: C

