

# FLOOR PLAN, DIMENSIONS & MAP



## Approximate Dimensions (Taken from the widest point)

Sitting Room	7.00m (23') max x 5.00m (16'5")
Dining Kitchen	5.00m (16'5") x 3.80m (12'6")
Entrance Hall/Dining Area	6.20m (20'4") x 4.10m (13'5")
Lounge	6.20m (20'4") x 4.10m (13'5")
Bathroom	3.80m (12'6") x 2.80m (9'2")
Shower Room	2.30m (7'7") x 1.60m (5'3")
Rear Vestibule	3.00m (9'10") x 2.20m (7'3")
Utility	2.20m (7'3") x 1.80m (5'11")
Bedroom 1	5.00m (16'5") x 4.00m (13'1")

Bedroom 2	5.00m (16'5") x 3.80m (12'6")
Bedroom 3	3.70m (12'2") x 3.34m (10'11")
Bedroom 4	4.50m (14'9") x 3.60m (11'10")
Bedroom 5	3.60m (11'10") x 2.60m (8'6")
Outbuilding 1	20.00m (65'7") x 4.50m (14'9")
Outbuilding 2	12.50m (41') x 4.10m (13'5")
Outbuilding 3	13.40m (44') x 5.70m (18'10")

Gross internal floor area (m<sup>2</sup>): 203m<sup>2</sup> | EPC Rating: E

Extras: All fitted floor coverings, blinds curtains and light fitting. (Except ground floor curtains)

