

The ground floor plan shows a house with a compass rose indicating North (N), South (S), East (E), and West (W). The layout includes a Utility Room (1.59 x 4.85m / 5'3" x 15'11") at the top, a Bathroom (1.30 x 2.53m / 4'3" x 8'3") to its left, and a Kitchen / Dining Room (3.82 x 4.80m / 12'6" x 15'9") to its right. A central hallway (C) connects these rooms to the bedrooms and living areas. Bedroom 2 (2.83 x 3.63m / 9'4" x 11'11") is on the left, and Bedroom 1 (3.63 x 4.07m / 11'11" x 13'4") is at the bottom center. Bedroom 3 / Office (2.24 x 2.69m / 7'4" x 8'10") is at the bottom left. The Living Room (3.82 x 5.16m / 12'6" x 16'11") is at the bottom right. A staircase is located between Bedroom 2 and Bedroom 3 / Office. A small square area with an 'X' is located in the central hallway.

Ground Floor

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 97m² | EPC Rating: D

