

Approximate Dimensions  
(Taken from the widest point)

Lounge	6.25m (20'6") x 3.40m (11'2")
Kitchen	3.90m (12'10") x 3.47m (11'5")
Family Room/Bedroom 4	3.70m (12'2") x 3.40m (11'2")
Dining Area	3.00m (9'10") x 2.30m (7'7")
Utility	3.77m (12'4") x 2.13m (7')
WC	1.60m (5'3") x 1.00m (3'3")
Bedroom 1	4.46m (14'8") x 3.68m (12'1")

En-suite	2.10m (6'11") x 1.00m (3'3")
Bedroom 2	5.10m (16'9") x 3.00m (9'10")
Bedroom 3	5.10m (16'9") x 3.04m (10')
Bathroom	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 164m<sup>2</sup>  
EPC Rating: D

