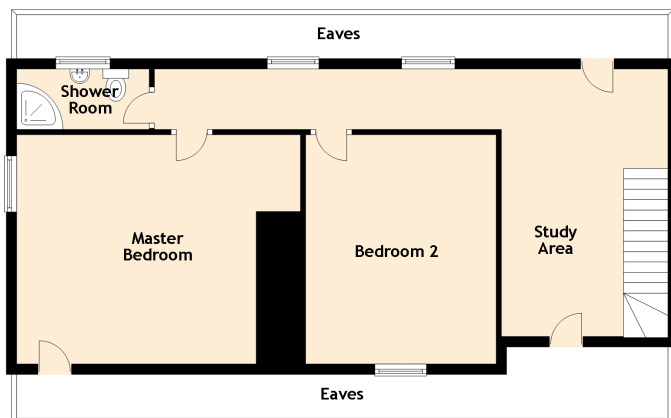




Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	5.07m (16'8") x 3.77m (12'4")
Kitchen/Diner	8.30m (27'3") x 7.14m (23'5")
Sun Room	4.67m (15'4") x 3.16m (10'4")
Bedroom 3	3.70m (12'2") x 3.60m (11'10")
Bedroom 4	4.77m (15'8") x 3.77m (12'4")
Bathroom	2.39m (7'10") x 2.39m (7'10")

First Floor

Master Bedroom	5.49m (18') x 4.44m (14'7")
Bedroom 2	4.44m (14'7") x 3.60m (11'10")
Study Area	3.91m (12'10") x 3.22m (10'7")
Shower Room	2.50m (8'2") x 1.20m (3'11")

Gross internal floor area (m²): 217m² | EPC Rating: D

Extras (Included in the sale): All light fittings (excluding chandelier in the dining area), curtains, integrated kitchen appliances to be left.

