

HOUSE FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Porch	2.10m (6'11") x 1.70m (5'7")
Lounge	5.20m (17'1") x 5.20m (17'1")
Kitchen/Diner	7.40m (24'3") x 5.10m (16'9")
Utility	2.90m (9'6") x 1.60m (5'3")
Bedroom 1	3.80m (12'6") x 3.70m (12'2")
En-suite	2.50m (8'2") x 1.20m (3'11")
Bedroom 2	3.80m (12'6") x 3.60m (11'10")
Bedroom 3	3.10m (10'2") x 2.40m (7'10")

Bedroom 4	3.60m (11'10") x 2.90m (9'6")
Bathroom	3.60m (11'10") x 1.90m (6'3")
Garage	5.27m (17'3") x 3.18m (10'5")

Gross internal floor area (m²): 144m² (162m² including garage)
EPC Rating: B

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, light fittings and garden shed are included in the sale unless otherwise stated.

