

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

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|------------------|--------------------------------|
| Lounge | 4.70m (15'5") x 4.40m (14'5") |
| Dining Room | 6.00m (19'8") x 4.50m (14'9") |
| Kitchen | 4.20m (13'9") x 2.90m (9'6") |
| Utility | 2.90m (9'6") x 1.70m (5'7") |
| Bedroom 4 | 4.40m (14'5") x 4.30m (14'1") |
| En-suite | 2.20m (7'3") x 1.70m (5'7") |
| Office/Bedroom 5 | 3.80m (12'6") x 2.80m (9'2") |
| Sun Room | 3.90m (12'10") x 3.00m (9'10") |
| Bathroom | 2.00m (6'7") x 1.70m (5'7") |

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| Bedroom 1 | 6.50m (21'4") x 3.20m (10'6") |
| En-suite | 1.50m (4'11") x 1.50m (4'11") |
| Bedroom 2 | 3.70m (12'2") x 2.94m (9'8") |
| En-suite | 2.30m (7'6") x 1.80m (5'11") |
| Bedroom 3 | 6.50m (21'4") x 3.20m (10'6") |
| En-suite | 2.50m (8'2") x 1.60m (5'3") |

Gross internal floor area (m²): 230m²
EPC Rating: D

Extras: All fitted floor coverings, blinds, and light fittings are included in the sale.

