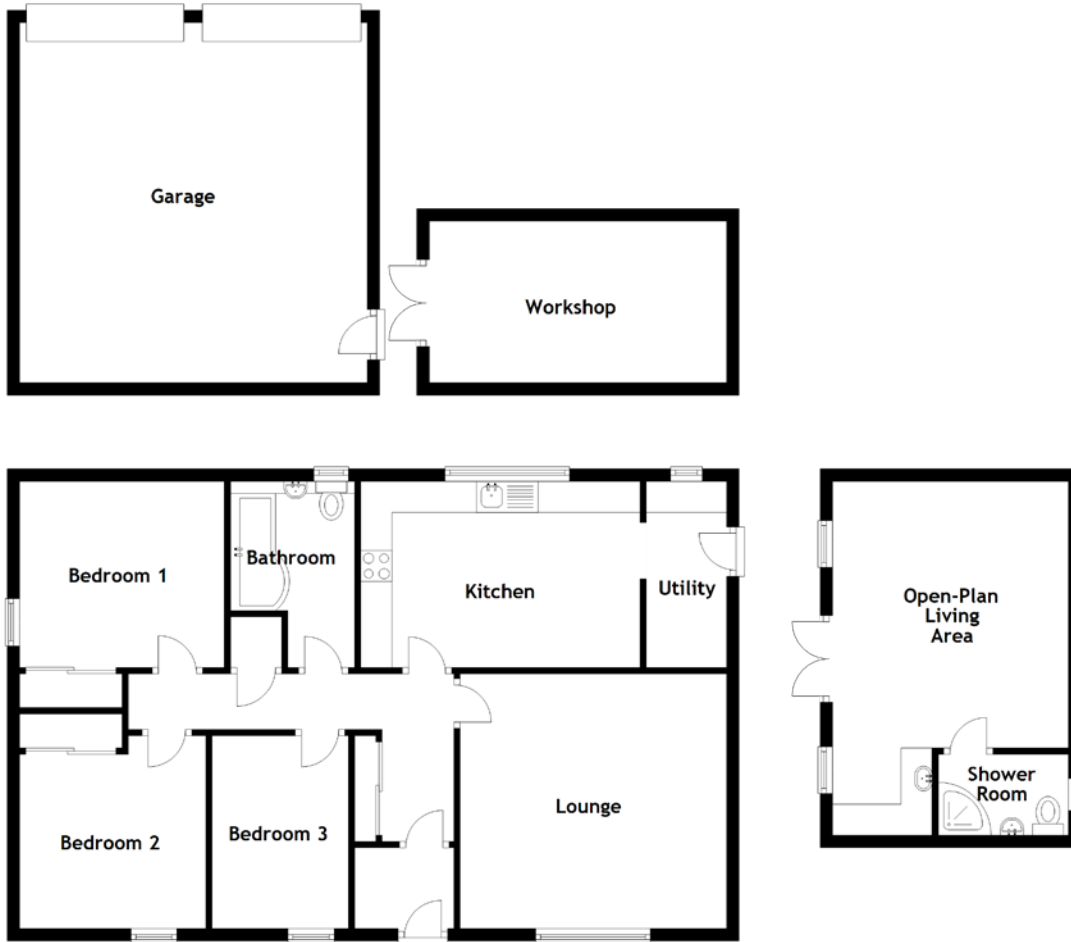


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 4.10m (13'5")	Open-Plan Living Area	5.70m (18'8") x 3.80m (12'6")
Kitchen	4.50m (14'9") x 3.00m (9'10")	Shower Room	2.10m (6'11") x 1.30m (4'3")
Utility	3.00m (9'10") x 1.30m (4'3")		
Bathroom	3.00m (9'10") x 2.00m (6'7")	Garage	5.80m (19') x 5.60m (18'5")
Bedroom 1	3.30m (10'10") x 3.00m (9'10")	Workshop	4.80m (15'9") x 2.60m (8'6")
Bedroom 2	3.10m (10'2") x 3.00m (9'10")		
Bedroom 3	3.10m (10'2") x 2.20m (7'2")		

Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup> | EPC Rating: E

