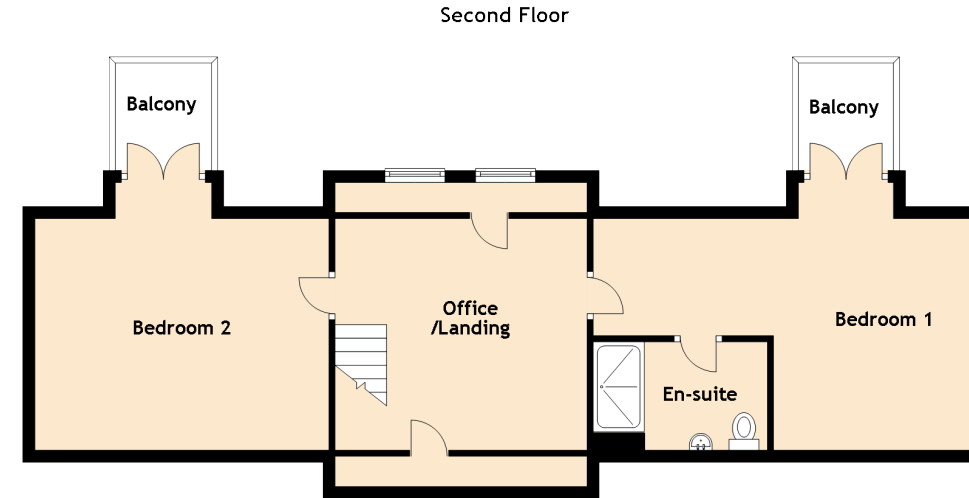
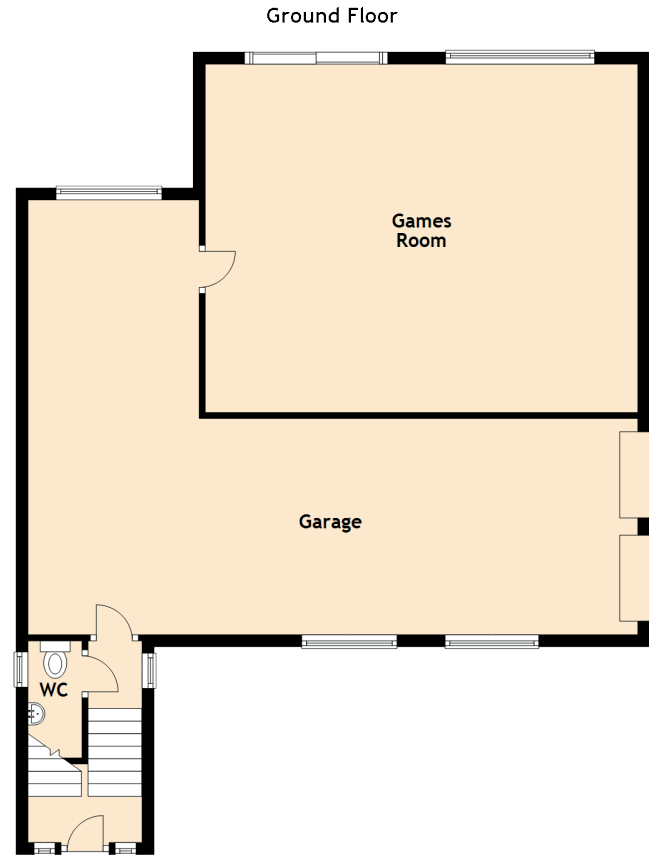


Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor
 Games Room 7.20m (23'7") x 5.80m (19')
 Garage 10.15m (33'4") x 3.60m (11'10")
 WC 1.95m (6'5") x 0.90m (2'11")

First Floor
 Lounge/Diner 8.15m (26'9") x 7.10m (23'4")
 Kitchen 5.30m (17'5") x 3.65m (12')
 Bedroom 3 4.20m (13'9") x 3.50m (11'6")
 Bedroom 4 3.50m (11'6") x 3.20m (10'6")
 Bedroom 5 3.50m (11'6") x 3.30m (10'10")
 Bathroom 2.90m (9'6") x 1.50m (4'11")

Second Floor
 Office/Landing 4.20m (13'9") x 3.70m (12'2")
 Bedroom 1 6.45m (21'2") x 4.45m (14'7")
 En-suite 2.90m (9'6") x 1.80m (5'11")
 Bedroom 2 4.90m (16'1") x 4.45m (14'7")

Gross internal floor area (m²): 183m² | EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings, integrated appliances and snooker table.

