

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.52m (14'10") x 3.58m (11'9")
Kitchen/Diner	10.24m (33'7") x 3.91m (12'10")
Bedroom 5	4.82m (15'10") x 2.87m (9'5")
WC	1.79m (5'10") x 1.01m (3'4")
Garage	4.77m (15'8") x 2.54m (8'4")
Utility	2.14m (7') x 1.59m (5'3")

First Floor

Bedroom 1	4.66m (15'4") x 3.62m (11'10")
En-suite	2.45m (8'1") x 1.26m (4'1")

Bedroom 2	3.49m (11'5") x 2.90m (9'6")
Bedroom 3	3.62m (11'10") x 2.74m (9')
Bedroom 4	2.92m (9'7") x 2.72m (8'11")
Bathroom	2.36m (7'9") x 1.73m (5'8")

Gross internal floor area (m²): 146m²

EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets, fitted floor coverings and pizza oven. Please note, other items may be available through separate negotiation.

