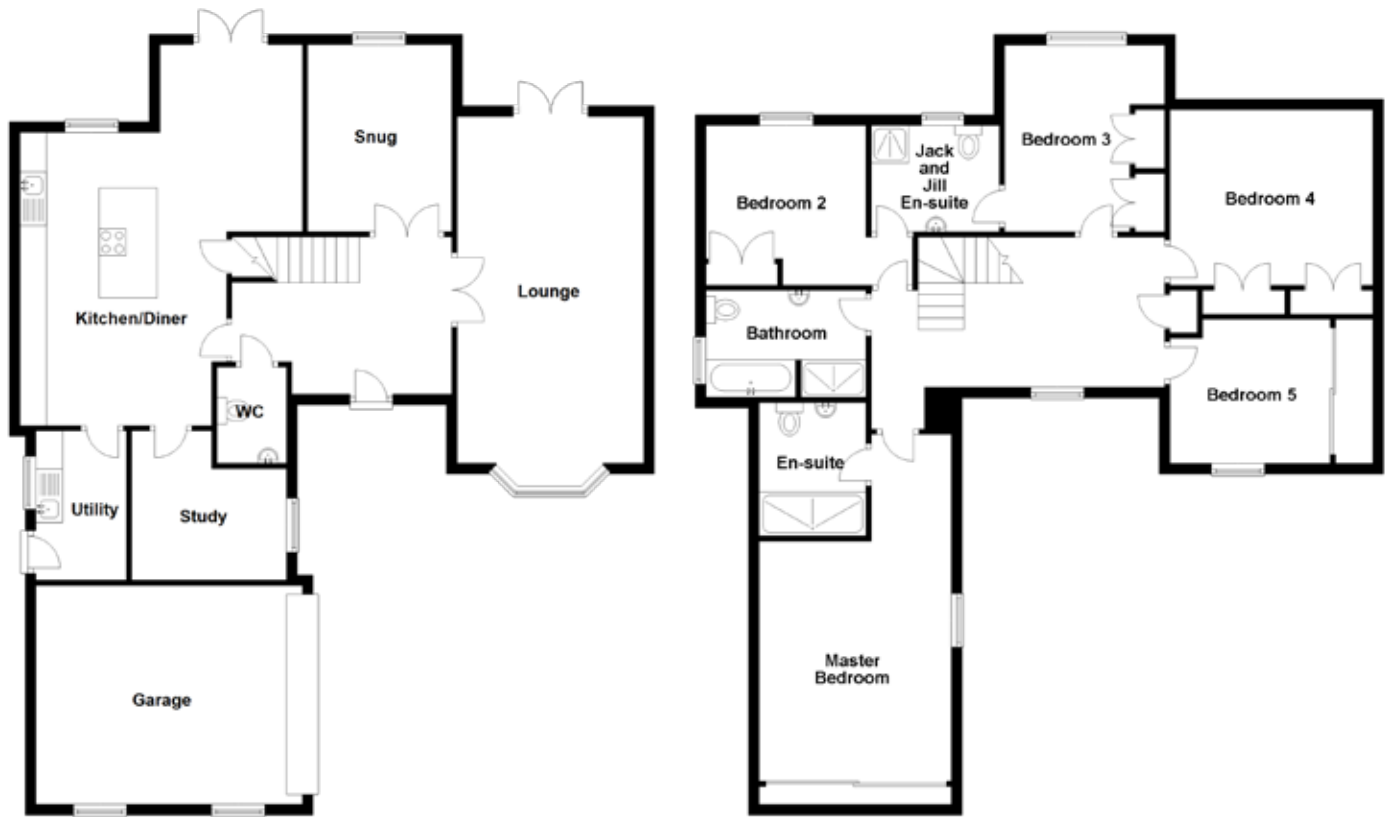


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.50m (21'4") x 3.50m (11'6")
Snug	3.50m (11'6") x 2.70m (8'10")
Kitchen/Diner	7.14m (23'5") x 5.30m (17'5")
Utility	2.80m (9'2") x 1.70m (5'7")
Study	2.90m (9'6") x 2.80m (9'2")
WC	1.80m (5'11") x 1.30m (4'3")
Bathroom	3.00m (9'10") x 2.00m (6'7")
Master Bedroom	6.50m (21'4") x 3.60m (11'10")
En-suite	2.50m (8'2") x 2.00m (6'7")
Bedroom 2	3.87m (12'8") x 3.00m (9'10")

Jack and Jill En-suite

Bedroom 3

Bedroom 4

Bedroom 5

Garage

2.40m (7'11") x 2.00m (6'7")

3.50m (11'6") x 3.00m (9'10")

3.80m (12'6") x 3.20m (10'6")

3.10m (10'2") x 2.70m (8'10")

5.00m (16'5") x 4.10m (13'5")

Gross internal floor area (m²): 219m²

EPC Rating: C

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

