

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

|           |                                |
|-----------|--------------------------------|
| Lounge    | 4.20m (13'9") x 4.00m (13'1")  |
| Kitchen   | 4.20m (13'9") x 3.60m (11'10") |
| Sun Room  | 4.20m (13'9") x 2.10m (6'11")  |
| Bedroom 1 | 4.20m (13'9") x 3.90m (12'10") |

|             |                               |
|-------------|-------------------------------|
| En-suite    | 3.90m (12'10") x 2.60m (8'6") |
| Bedroom 2   | 3.20m (10'6") x 2.90m (9'6")  |
| Bedroom 3   | 3.20m (10'6") x 2.50m (8'2")  |
| Shower Room | 3.20m (10'6") x 1.70m (5'7")  |

Gross internal floor area (m<sup>2</sup>): 99m<sup>2</sup>  
EPC Rating: E

