

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 4.50m (14'9")
Kitchen	4.10m (13'5") x 3.50m (11'6")
Utility	6.30m (20'8") x 2.90m (9'6")
Pantry	2.50m (8'2") x 1.90m (6'3")
Conservatory	2.90m (9'6") x 2.85m (9'4")
Family Room	5.15m (16'11") x 4.70m (15'5")
Dining Room	5.19m (17') x 4.10m (13'5")
Bathroom	2.30m (7'7") x 2.20m (7'3")
Shower Room	2.20m (7'2") x 2.00m (6'7")
Bedroom 1	4.70m (15'5") x 4.60m (15'1")

Bedroom 2	4.75m (15'7") x 4.60m (15'1")
Bedroom 3	3.50m (11'6") x 3.20m (10'6")
Bedroom 4	4.15m (13'7") x 3.50m (11'6")
Bedroom 5	4.15m (13'7") x 3.35m (11')
Bedroom 6/Snug	3.00m (9'10") x 2.55m (8'4")
Workshop	8.00m (26'3") x 3.10m (10'2")

Gross internal floor area (m<sup>2</sup>): 271m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Furniture is negotiable with the seller.

