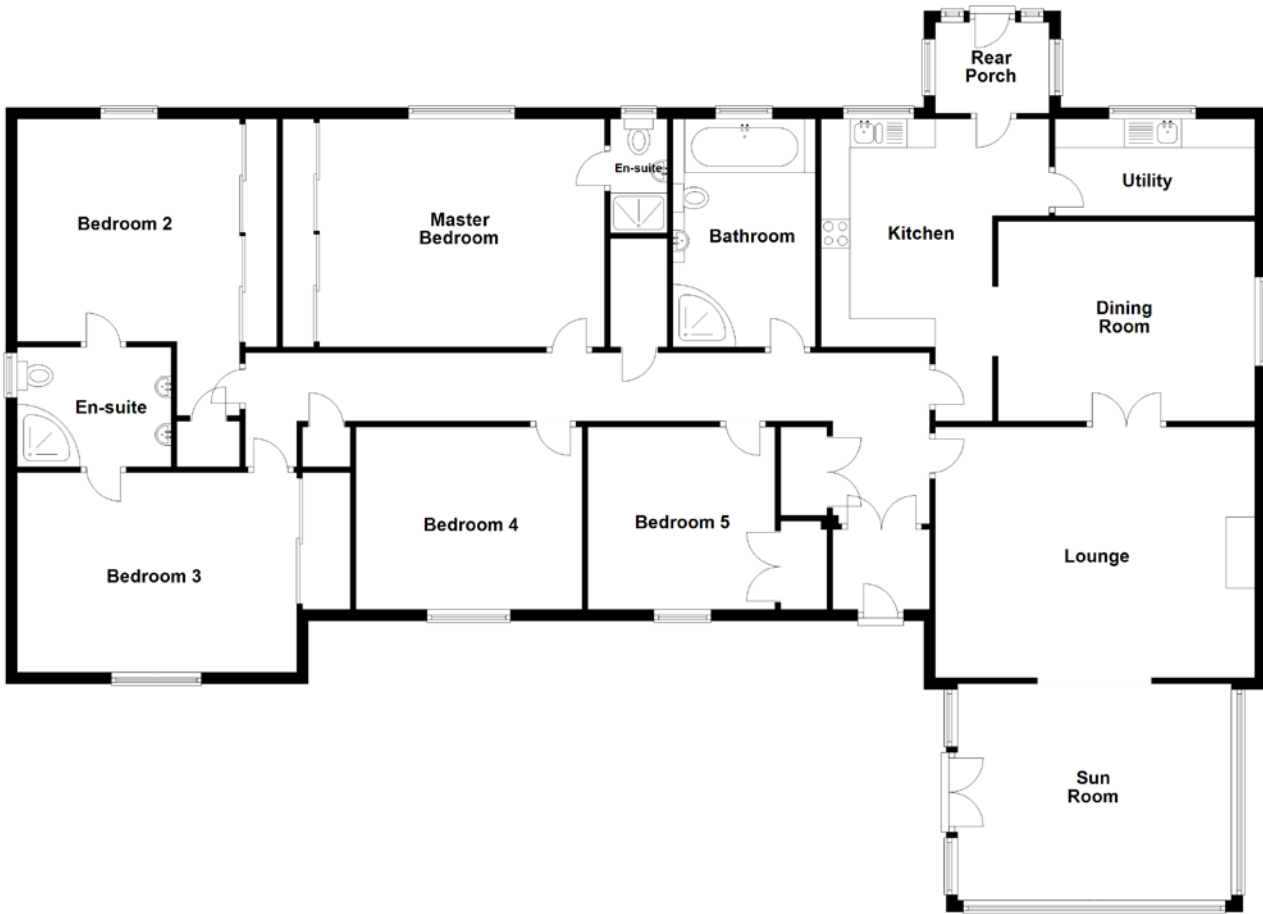


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

|                |                                |
|----------------|--------------------------------|
| Lounge         | 5.60m (18'4") x 4.40m (14'5")  |
| Sun Room       | 4.80m (15'9") x 3.80m (12'6")  |
| Dining Room    | 4.50m (14'9") x 3.50m (11'6")  |
| Kitchen        | 5.30m (17'5") x 4.00m (13'1")  |
| Utility        | 3.50m (11'6") x 1.70m (5'7")   |
| Rear Porch     | 2.00m (6'7") x 1.60m (5'3")    |
| Master Bedroom | 5.00m (16'5") x 3.90m (12'10") |
| En-suite       | 2.00m (6'7") x 1.00m (3'3")    |
| Bedroom 2      | 5.20m (17'1") x 3.90m (12'10") |

|           |                                |
|-----------|--------------------------------|
| En-suite  | 2.70m (8'10") x 2.10m (6'11")  |
| Bedroom 3 | 4.70m (15'5") x 3.50m (11'6")  |
| Bedroom 4 | 3.80m (12'6") x 3.20m (10'6")  |
| Bedroom 5 | 3.30m (10'10") x 3.00m (9'10") |
| Bathroom  | 4.00m (13'1") x 2.50m (8'2")   |

Gross internal floor area (m<sup>2</sup>): 242m<sup>2</sup>

EPC Rating: E

Extras (Included in the sale): Blinds, light fittings and floor coverings are included.

