



Approximate Dimensions  
(Taken from the widest point)

Open Plan Lounge	14.00m (45'11") x 3.30m (10'10")
Kitchen	7.70m (25'3") x 3.60m (11'10")
Master Bedroom	3.60m (11'10") x 3.00m (9'10")
Jack and Jill En-suite	2.80m (9'2") x 2.20m (7'3")
Walk in Wardrobe	3.00m (9'10") x 2.20m (7'3")
Bedroom 3	5.40m (17'9") x 4.10m (13'5")
Bedroom 2	3.70m (12'2") x 3.70m (12'2")
Bathroom	2.70m (8'10") x 2.50m (8'2")
Utility	2.40m (7'10") x 1.50m (4'11")
Bedroom 5/Office	6.50m (21'4") x 4.00m (13'2")
Bedroom 4	4.30m (14'1") x 4.00m (13'2")

Gross internal floor area (m<sup>2</sup>): 211m<sup>2</sup>

EPC Rating: C