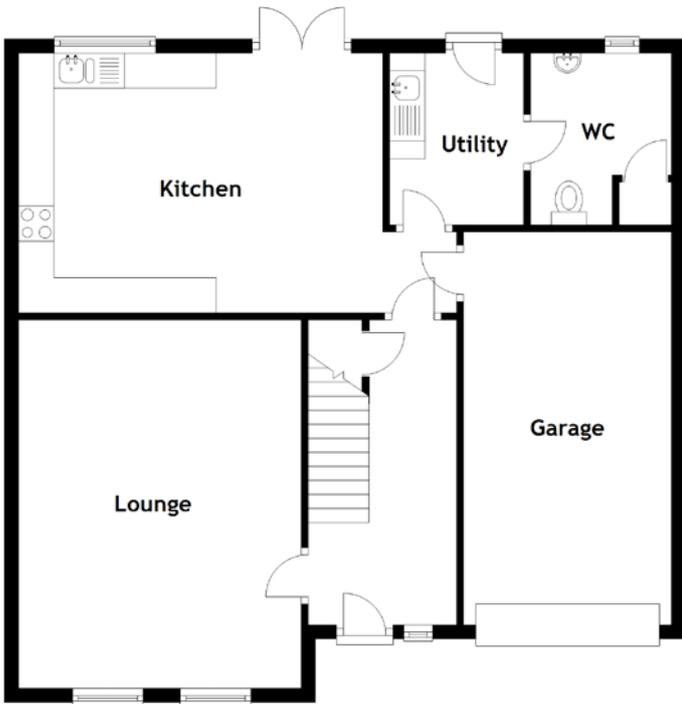


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.25m (17'3") x 4.00m (13'1")
Kitchen/Diner	6.20m (20'4") x 3.70m (12'2")
Utility	2.45m (8') x 1.90m (6'3")
WC	2.45m (8') x 2.00m (6'7")
Bathroom	2.45m (8'1") x 2.25m (7'5")
Bedroom 1	4.00m (13'1") x 3.40m (11'2")
En-suite	2.85m (9'4") x 1.45m (4'9")

Bedroom 2	4.00m (13'1") x 3.20m (10'6")
Bedroom 3	3.40m (11'2") x 2.85m (9'4")
Bedroom 4	3.40m (11'2") x 2.90m (9'6")
Garage	5.60m (18'4") x 2.94m (9'8")

Gross internal floor area (m²): 132m²
EPC Rating: B

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

