



Approximate Dimensions

(Taken from the widest point)

Lounge	5.29m (17'4") x 4.46m (14'8")	Bedroom 3	3.89m (12'9") x 2.71m (8'11")
Kitchen/Diner	7.77m (25'6") x 3.52m (11'6")	Bedroom 4	3.56m (11'8") x 3.35m (11')
Family Room	5.09m (16'8") x 2.40m (7'10")	Bedroom 5	3.45m (11'4") x 2.32m (7'7")
Utility	2.01m (6'7") x 1.52m (5')	Bathroom	2.46m (8'1") x 1.69m (5'7")
Bedroom 1	3.52m (11'6") x 3.50m (11'6")	Gross internal floor area (m ²): 164m ²	
En-suite	2.03m (6'8") x 2.00m (6'7")	EPC Rating: B	
Bedroom 2	3.96m (13') x 3.45m (11'4")		
En-suite	2.52m (8'3") x 1.15m (3'9")		