



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	7.68m (25'2") x 2.87m (9'5")
Lounge	5.68m (18'8") x 3.62m (11'11")
Family Room	3.71m (12'2") x 3.62m (11'11")
Utility	2.48m (8'2") x 1.90m (6'3")
WC	1.90m (6'3") x 1.00m (3'3")
Double Garage	5.57m (18'3") x 5.25m (17'3")
Bedroom 1	5.23m (17'2") x 3.62m (11'11")

En-suite	2.71m (8'11") x 2.02m (6'8")
Bedroom 2	5.14m (16'10") x 2.70m (8'10")
Bedroom 3	3.72m (12'2") x 2.87m (9'5")
Bedroom 4	3.67m (12') x 2.58m (8'6")
Bedroom 5	2.82m (9'3") x 2.73m (8'11")
Bathroom	2.62m (8'7") x 2.20m (7'3")

Gross internal floor area (m²): 163m²

EPC Rating: C

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