



Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	5.30m (17'5") x 3.90m (12'10")
Kitchen/Diner	6.50m (21'4") x 3.00m (9'10")
Sun Room	4.00m (13'1") x 3.60m (11'10")
Utility	2.30m (7'7") x 1.70m (5'7")
WC	2.00m (6'7") x 1.40m (4'7")

Garage

5.90m (19'4") x 2.60m (8'6")

First Floor

Master Bedroom	5.30m (17'5") x 4.50m (14'9")
En-suite	2.30m (7'6") x 1.79m (5'11")
Bedroom 2	4.10m (13'5") x 3.70m (12'2")
Bedroom 3	3.50m (11'6") x 3.40m (11'2")
Bedroom 4	3.20m (10'6") x 2.60m (8'6")
Bathroom	3.20m (10'6") x 2.10m (6'11")

Gross internal floor area (m²): 181m²

EPC Rating: B