

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	5.20m (17'1") x 4.30m (14'1")
Sitting Room	3.90m (12'10") x 3.80m (12'6")
Kitchen	5.40m (17'9") x 4.80m (15'9")
Utility	3.80m (12'6") x 2.20m (7'3")
Dining Room	5.10m (16'9") x 3.80m (12'6")
Shower Room	2.50m (8'2") x 2.49m (8'2")

First Floor

Bedroom 1	5.20m (17'1") x 4.30m (14'1")
Bedroom 2	5.20m (17'1") x 3.90m (12'10")

Bedroom 3	4.80m (15'9") x 3.50m (11'6")
Bedroom 4	4.50m (14'9") x 2.70m (8'10")
Bedroom 5	4.50m (14'9") x 2.70m (8'10")
Bedroom 6	3.50m (11'6") x 2.80m (9'2")
Bathroom	3.60m (11'10") x 2.20m (7'3")
Shower Room	2.30m (7'7") x 1.90m (6'3")
Garage	5.06m (16'7") x 4.80m (15'9")

Gross internal floor area (m²): 230m²

EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

