



Approximate Dimensions (Taken from the widest point)

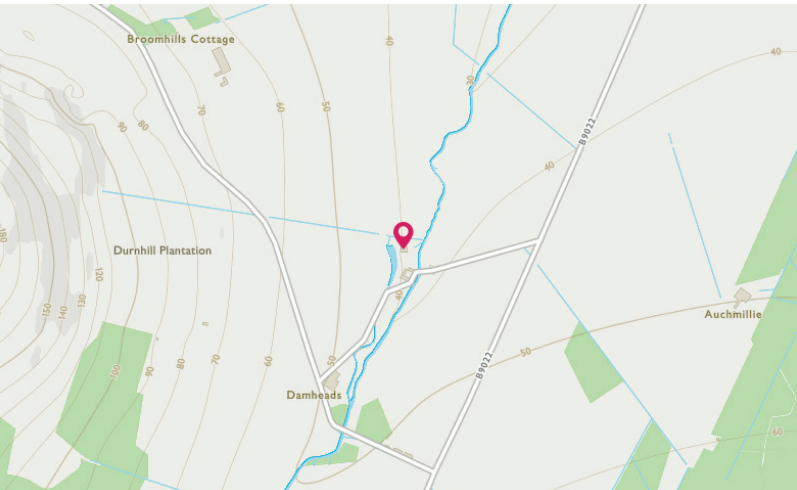
Ground Floor	
Lounge/Diner	7.30m (23'11") x 4.60m (15'1")
Kitchen	4.30m (14'1") x 3.80m (12'6")
Office/Games Room	3.50m (11'6") x 3.20m (10'6")
Office/Public Room	4.50m (14'9") x 4.40m (14'5")
Laundry Room	2.70m (8'10") x 2.40m (7'10")
Shower Room	1.70m (5'7") x 1.60m (5'3")

First Floor	
Upper Lounge	9.60m (31'6") x 4.70m (15'5")
Family Room/Lounge	5.30m (17'5") x 4.70m (15'5")
Bedroom 1	4.80m (15'9") x 4.70m (15'5")
Bedroom 2	3.90m (12'10") x 3.70m (12'2")
Bedroom 3	3.60m (11'10") x 3.10m (10'2")
Bedroom 4	4.00m (13'1") x 3.50m (11'6")
Bathroom	2.80m (9'2") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 273m<sup>2</sup> | EPC Rating: F

Extras (Included in the sale): All fitted floor coverings, blinds, curtains and light fittings. Other soft furnishings and electrical items and ride-on mower are by separate negotiation.

Services: Mains water and electric, oil fired central heating with drainage to a septic tank and soak away.



# SPECIFICATIONS

MILL OF DURN

