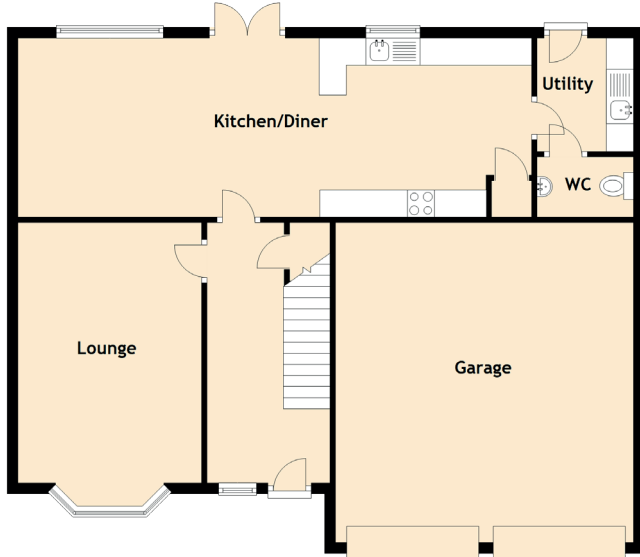


# SPECIFICATIONS & DETAILS / FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Ground Floor

Lounge	4.80m (15'9") x 3.39m (11'1")
Kitchen/Diner	9.48m (31'1") x 3.28m (10'9")
Utility	2.09m (6'10") x 1.78m (5'10")
WC	1.78m (5'10") x 1.11m (3'8")
Garage	5.90m (19'4") x 5.50m (18'1")

## First Floor

Bedroom 1	4.27m (14') x 3.83m (12'7")
En-suite	2.29m (7'6") x 1.39m (4'7")
Bedroom 2	4.61m (15'1") x 2.66m (8'9")
En-suite	1.78m (5'10") x 1.78m (5'10")
Bedroom 3	3.15m (10'4") x 2.63m (8'8")
Bedroom 4	3.71m (12'2") x 2.75m (9')
Bathroom	2.63m (8'8") x 2.36m (7'9")

Gross internal floor area (m<sup>2</sup>): 148m<sup>2</sup> | EPC Rating: c

