

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 4.00m (13'1")
Dining Room	4.70m (15'5") x 3.97m (13')
Kitchen	4.70m (15'5") x 3.00m (9'10")
Utility	3.60m (11'10") x 2.70m (8'10")
Bedroom 1	4.00m (13'1") x 3.50m (11'6")
En-suite	2.40m (7'10") x 1.40m (4'7")
Bedroom 2	4.20m (13'9") x 3.50m (11'6")
Bedroom 3	3.50m (11'6") x 3.20m (10'6")

Bedroom 4	2.70m (8'10") x 2.10m (6'11")
Shower Room	2.40m (7'10") x 2.10m (6'11")
Garage	5.90m (19'4") x 3.20m (10'6")

Gross internal floor area (m²): 149m²

EPC Rating: E

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

