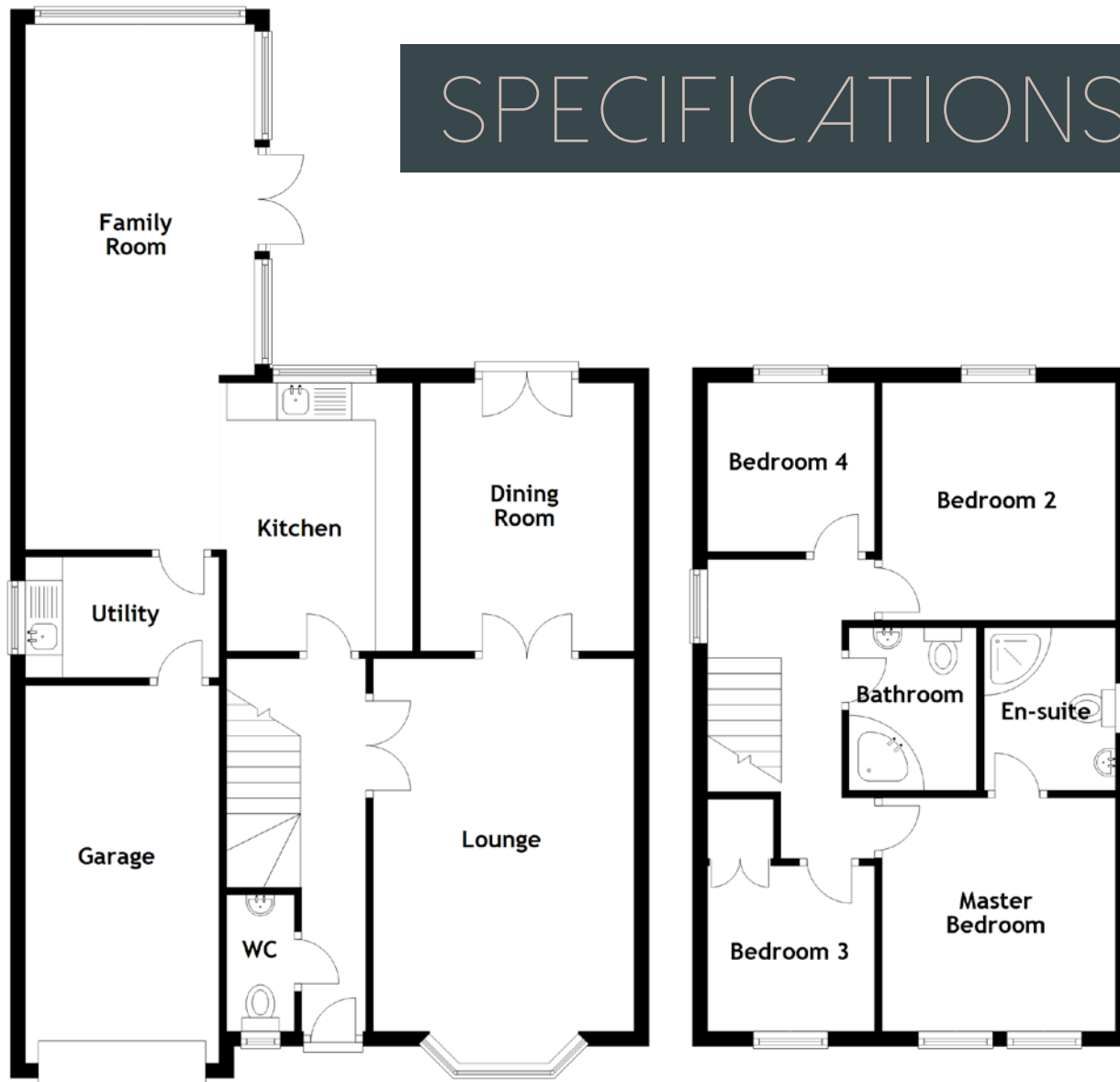


SPECIFICATIONS & DETAILS



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	5.00m (16'5") x 3.50m (11'6")
Dining Room	3.60m (11'10") x 2.87m (9'5")
Kitchen	3.60m (11'10") x 2.50m (8'2")
Utility	2.35m (7'9") x 1.62m (5'4")
Family Room	7.05m (23'2") x 3.08m (10'1")
WC	1.83m (6') x 0.91m (3')

First Floor

Master Bedroom	3.39m (11'1") x 3.13m (10'3")
En-suite	2.18m (7'2") x 1.76m (5'9")
Bedroom 2	3.19m (10'6") x 3.13m (10'3")
Bedroom 3	2.31m (7'7") x 2.25m (7'5")
Bedroom 4	2.27m (7'5") x 2.24m (7'4")
Bathroom	2.18m (7'2") x 1.71m (5'7")

Garage	5.07m (16'8") x 2.60m (8'6")
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Gross internal floor area (m²): 127m²

EPC Rating: C