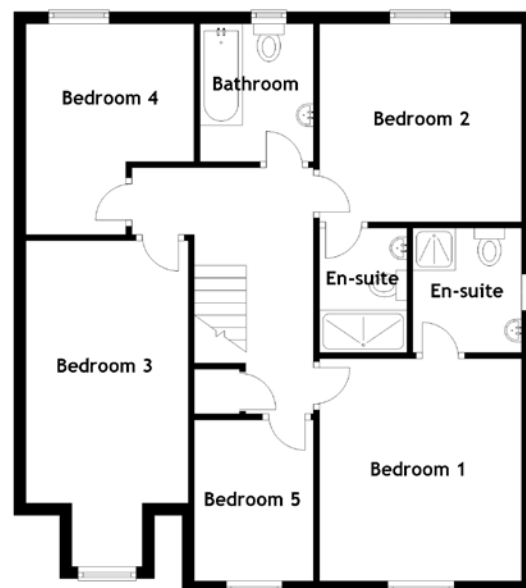
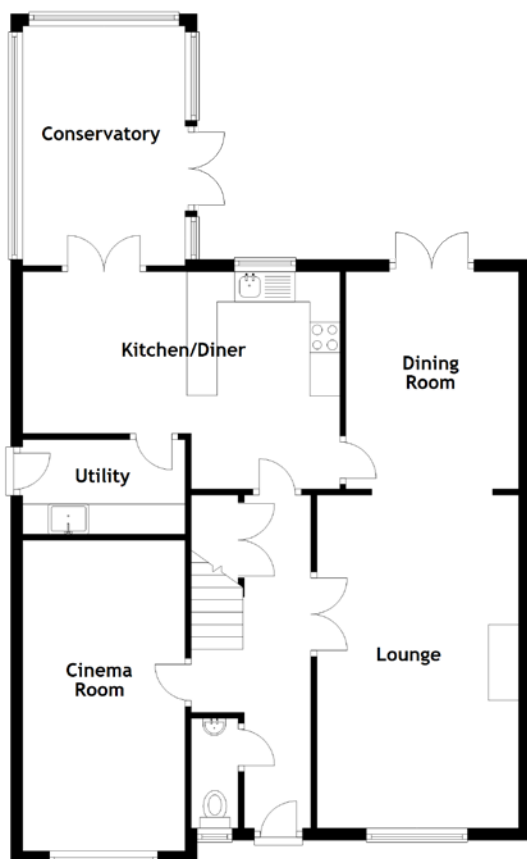


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.52m (18'1") x 3.34m (10'11")
Dining Room	3.60m (11'10") x 2.86m (9'5")
Kitchen/Diner	5.25m (17'3") x 3.60m (11'10")
Utility	2.64m (8'8") x 1.60m (5'3")
Cinema Room	4.77m (15'8") x 2.69m (8'10")
Conservatory	3.97m (13') x 2.67m (8'9")
Bedroom 1	3.68m (12'1") x 3.35m (11')
En-suite	2.06m (6'9") x 1.80m (5'11")
Bedroom 2	3.47m (11'5") x 3.30m (10'10")
En-suite	2.06m (6'9") x 1.50m (4'11")

Bedroom 3	5.39m (17'8") x 2.69m (8'10")
Bedroom 4	3.49m (11'5") x 2.68m (8'10")
Bedroom 5	2.67m (8'9") x 2.00m (6'7")
Bathroom	2.28m (7'6") x 1.88m (6'2")

Gross internal floor area (m2): 158m²

EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds. **Please note: lights in the lounge, dining room and over the breakfast kitchen table, as well as the master bedroom curtains, will not be included.**

