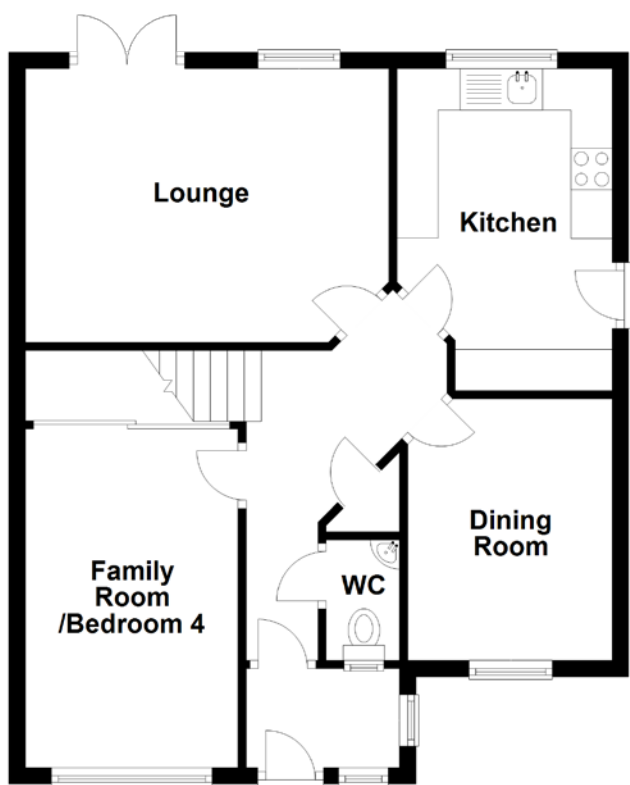


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

|                |                                |
|----------------|--------------------------------|
| Lounge         | 4.41m (14'6") x 3.32m (10'11") |
| Kitchen        | 3.98m (13'1") x 2.61m (8'7")   |
| Dining Room    | 3.17m (10'5") x 2.21m (7'3")   |
| WC             | 1.46m (4'9") x 0.89m (2'11")   |
| Shower Room    | 2.07m (6'9") x 1.87m (6'2")    |
| Master Bedroom | 3.76m (12'4") x 3.72m (12'2")  |
| En-suite       | 2.68m (8'9") x 1.38m (4'6")    |

|                       |                              |
|-----------------------|------------------------------|
| Bedroom 2             | 2.91m (9'7") x 2.71m (8'11") |
| Bedroom 3             | 2.49m (8'2") x 2.37m (7'9")  |
| Family Room/Bedroom 4 | 4.09m (13'5") x 2.58m (8'6") |

Gross internal floor area (m<sup>2</sup>): 100m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.

