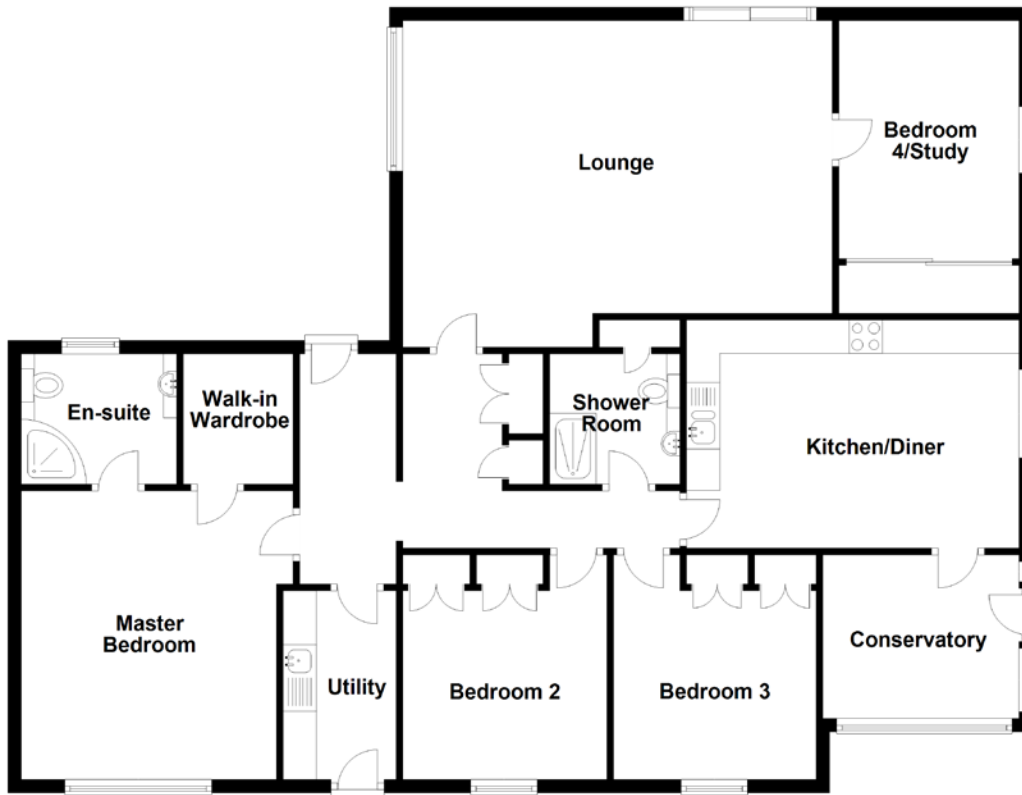


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.25m (20'6") x 4.40m (14'5")
Kitchen/Diner	5.00m (16'5") x 3.43m (11'3")
Conservatory	2.95m (9'8") x 2.46m (8'1")
Utility	3.05m (10') x 1.70m (5'7")
Master Bedroom	4.34m (14'3") x 3.84m (12'7")
En-suite	2.34m (7'8") x 1.96m (6'5")

Walk-in Wardrobe	1.96m (6'5") x 1.65m (5'5")
Bedroom 2	3.38m (11'1") x 3.07m (10'1")
Bedroom 3	3.38m (11'1") x 3.05m (10')
Bedroom 4/Study	3.58m (11'9") x 2.71m (8'11")
Shower Room	1.96m (6'5") x 1.96m (6'5")

Gross internal floor area (m²): 129m²
EPC Rating: C

