



Approximate Dimensions

(Taken from the widest point)

Lounge	4.49m (14'9") x 4.18m (13'9")
Kitchen/Diner	5.32m (17'6") x 3.05m (10')
Dining Room	3.19m (10'6") x 3.05m (10')
Bedroom 1	4.48m (14'8") x 3.50m (11'6")
Bedroom 2	3.34m (10'11") x 3.05m (10')
Bedroom 3	3.80m (12'5") x 1.50m (4'11")
Bedroom 4	3.25m (10'8") x 2.71m (8'11")

Bathroom	3.05m (10') x 2.20m (7'3")
En-suite	2.71m (8'11") x 1.66m (5'5")
Garage	5.85m (19'2") x 2.73m (9')

Gross internal floor area (m²): 137m²

EPC Rating: C