

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions(Taken from the widest point)

Ground Floor

Lounge	13.60m (44'7") x 6.00m (19'8")
Foyer	4.30m (14'1") x 3.20m (10'6")
Utility	3.00m (9'10") x 2.40m (7'10")
WC	2.70m (8'10") x 1.30m (4'3")
Kitchen/Diner	6.80m (22'4") x 6.80m (22'4")
Bedroom 4	3.50m (11'6") x 2.90m (9'6")
Shower Room	2.90m (9'6") x 2.60m (8'6")
Play Room	6.30m (20'8") x 5.60m (18'5")
Porch	2.70m (8'10") x 2.20m (7'3")

First Floor

Master Bedroom	6.90m (22'8") x 6.10m (20')
En-suite	3.40m (11'2") x 1.70m (5'7")
Bedroom 2	7.10m (23'4") x 4.00m (13'1")
En-suite	2.70m (8'10") x 1.80m (5'11")
Bedroom 3	6.00m (19'8") x 4.00m (13'1")

Gross internal floor area (m²): 360m² | EPC Rating: D

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. The recently constructed summer house is by separate negotiation.

