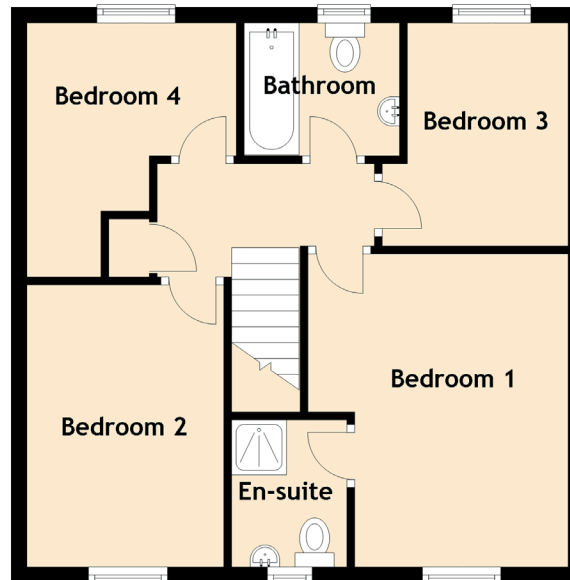
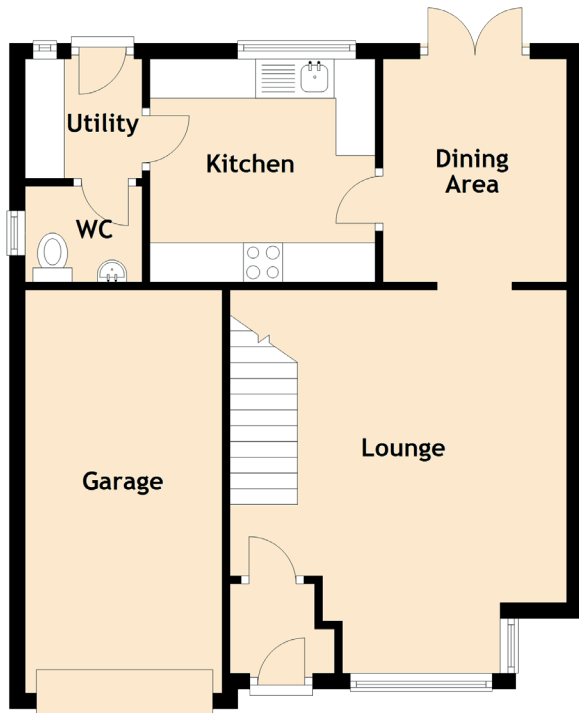


# SPECIFICATIONS & DETAILS

## FLOOR PLAN, DIMENSIONS & MAP



### Approximate Dimensions (Taken from the widest point)

Lounge	4.29m (14'1") x 3.98m (13'1")
Dining Area	2.85m (9'4") x 2.34m (7'8")
Kitchen	2.87m (9'5") x 2.84m (9'4")
Utility	1.52m (5') x 1.49m (4'11")
WC	1.49m (4'11") x 1.22m (4')
Garage	5.13m (16'10") x 2.51m (8'3")
Bedroom 1	4.07m (13'4") x 3.32m (10'11")
En-suite	1.87m (6'2") x 1.47m (4'10")
Bedroom 2	3.59m (11'9") x 2.51m (8'3")
Bedroom 3	2.84m (9'4") x 2.17m (7'1")
Bedroom 4	3.32m (10'11") x 2.67m (8'9")
Bathroom	1.99m (6'6") x 1.69m (5'7")

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup>

EPC Rating: C

