



SPECIFICATIONS & DETAILS

Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	7.70m (25'3") x 6.60m (21'8")
Sun Room	4.00m (13'1") x 3.70m (12'2")
Family Room	4.60m (15'1") x 4.30m (14'1")
Dining Room	6.00m (19'8") x 4.00m (13'1")
Kitchen	3.70m (12'2") x 3.60m (11'10")
Utility	2.60m (8'6") x 2.00m (6'7")
WC	2.60m (8'6") x 1.20m (3'11")
Bedroom 1	4.20m (13'9") x 3.60m (11'10")
Bedroom 2/Office	3.85m (12'8") x 2.60m (8'6")
Double Garage	7.00m (23') x 6.50m (21'4")
First Floor	
Bedroom 3	6.00m (19'8") x 3.90m (12'10")
Bedroom 4	4.70m (15'5") x 4.40m (14'5")
Bedroom 5	5.62m (18'5") x 5.30m (17'5")
En-suite	2.40m (7'10") x 1.80m (5'11")
Bathroom	3.50m (11'6") x 3.30m (10'10")

Gross internal floor area (m²): 280m² | EPC Rating: D

Extras (Included in the sale): Oil central heating, double glazing, double garage, dog kennel and shed.

