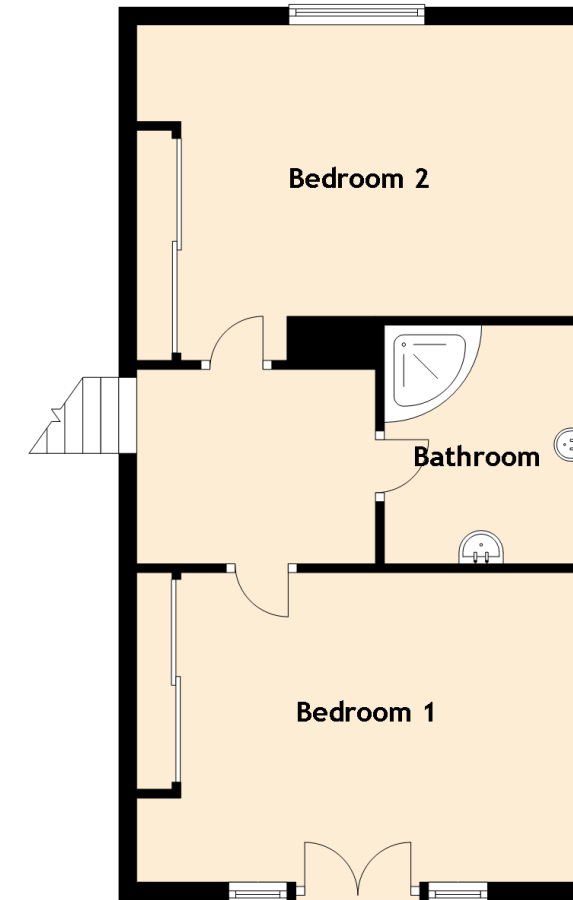


# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Lounge	5.20m (17'1") x 4.30m (14'1")
Kitchen	5.20m (17'1") x 3.60m (11'10")
Family Room	9.70m (31'10") x 7.20m (23'7")
Bathroom	3.30m (10'10") x 2.10m (6'11")
Bedroom 3	3.90m (12'10") x 3.10m (10'2")
En-suite	3.40m (11'2") x 2.10m (6'11")
Bedroom 4	2.80m (9'2") x 2.80m (9'2")
Bedroom 5/Music Room	3.80m (12'6") x 3.30m (10'10")
WC	1.60m (5'3") x 1.00m (3'3")

First Floor	
Bedroom 1	5.00m (16'5") x 3.50m (11'6")
Bedroom 2	5.00m (16'5") x 3.80m (12'6")
Bathroom	2.70m (8'10") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 239m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, light fittings, curtains and blinds are included in the sale.

Services: Mains electricity, mains water, drains to the septic tank and soak away and oil fired central heating.

