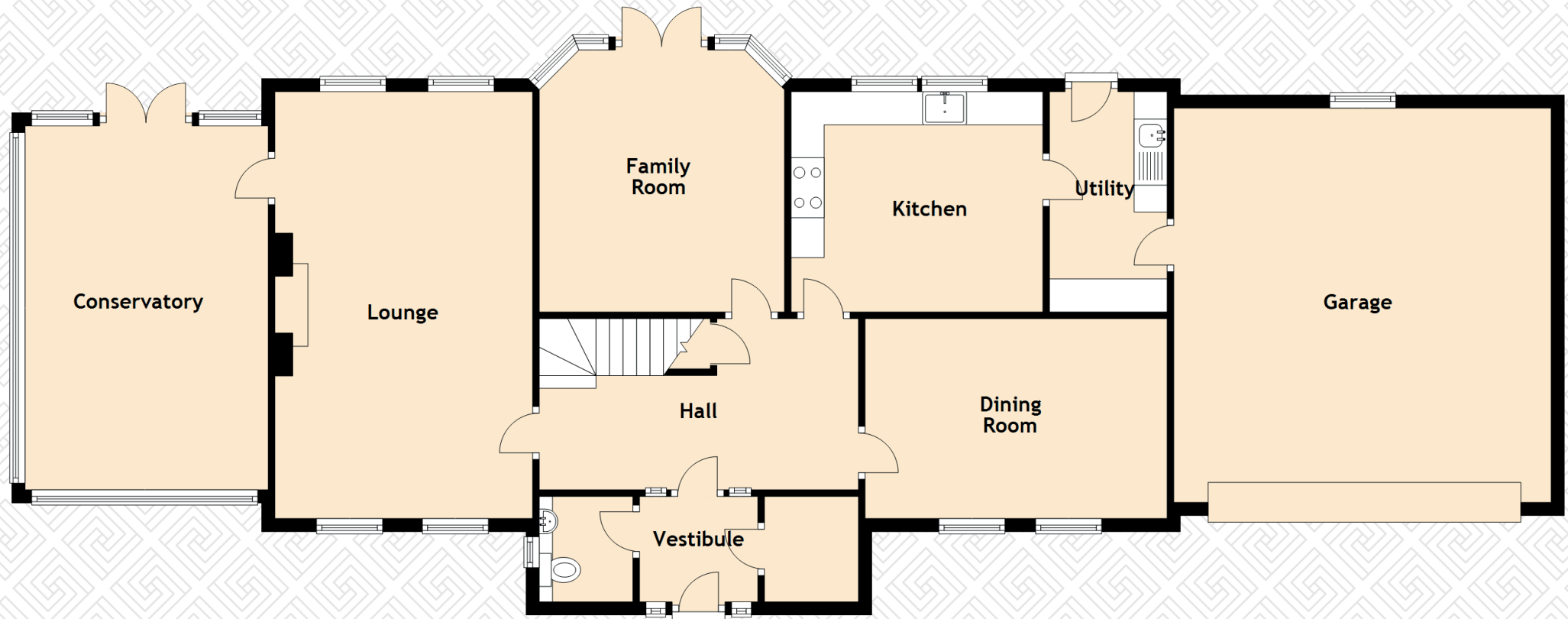


# SPECIFICATIONS

*Floor Plan and Dimensions*





## Approximate Dimensions (Taken from the widest point)

### Ground Floor

Lounge	6.45m (21'2") x 3.90m (12'10")
Family Room	3.96m (13') x 3.71m (12'2")
Kitchen	3.81m (12'6") x 3.33m (10'11")
Utility	3.33m (10'11") x 1.78m (5'10")
Dining Room	4.57m (15') x 3.02m (9'11")
Conservatory	5.42m (17'9") x 3.68m (12'1")
Garage	5.91m (19'5") x 5.71m (18'9")

### First Floor

Master Bedroom	3.90m (12'10") x 3.54m (11'7")
En-suite	2.81m (9'3") x 2.24m (7'4")
En-suite 2	2.13m (7') x 1.11m (3'8")
Bedroom 2	3.48m (11'5") x 3.19m (10'6")
Bathroom	2.42m (7'11") x 2.20m (7'3")
Bedroom 4	3.28m (10'9") x 2.86m (9'5")
Bedroom 3	3.93m (12'11") x 3.07m (10'1")

Gross internal floor area (m<sup>2</sup>): 188m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): All light fixtures and fittings and fitted carpets are included within the sale price.