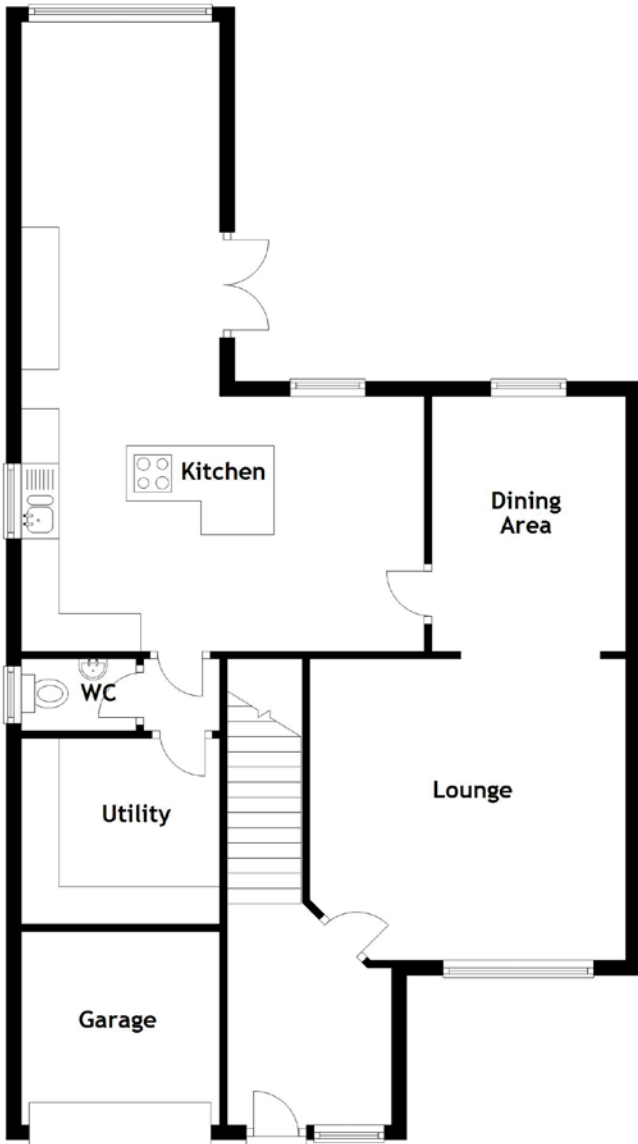


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.04m (13'3") x 4.01m (13'2")
Dining Area	3.51m (11'6") x 2.58m (8'6")
Kitchen	8.37m (27'6") x 5.36m (17'7")
Utility	2.60m (8'6") x 2.47m (8'1")
WC	1.53m (5') x 0.96m (3'2")
Bedroom 1	5.52m (18'1") x 3.01m (9'11")
En-suite	2.62m (8'7") x 1.91m (6'3")
Walk in Wardrobe	1.80m (5'11") x 1.58m (5'2")
Bedroom 2	3.99m (13'1") x 2.98m (9'9")
Bedroom 3	3.03m (9'11") x 2.86m (9'4")
Bedroom 4	3.09m (10'2") x 2.36m (7'9")
Garage	2.64m (8'8") x 2.57m (8'5")
Bathroom	1.90m (6'3") x 1.88m (6'2")

Gross internal floor area (m²): 141m²

EPC Rating: D

