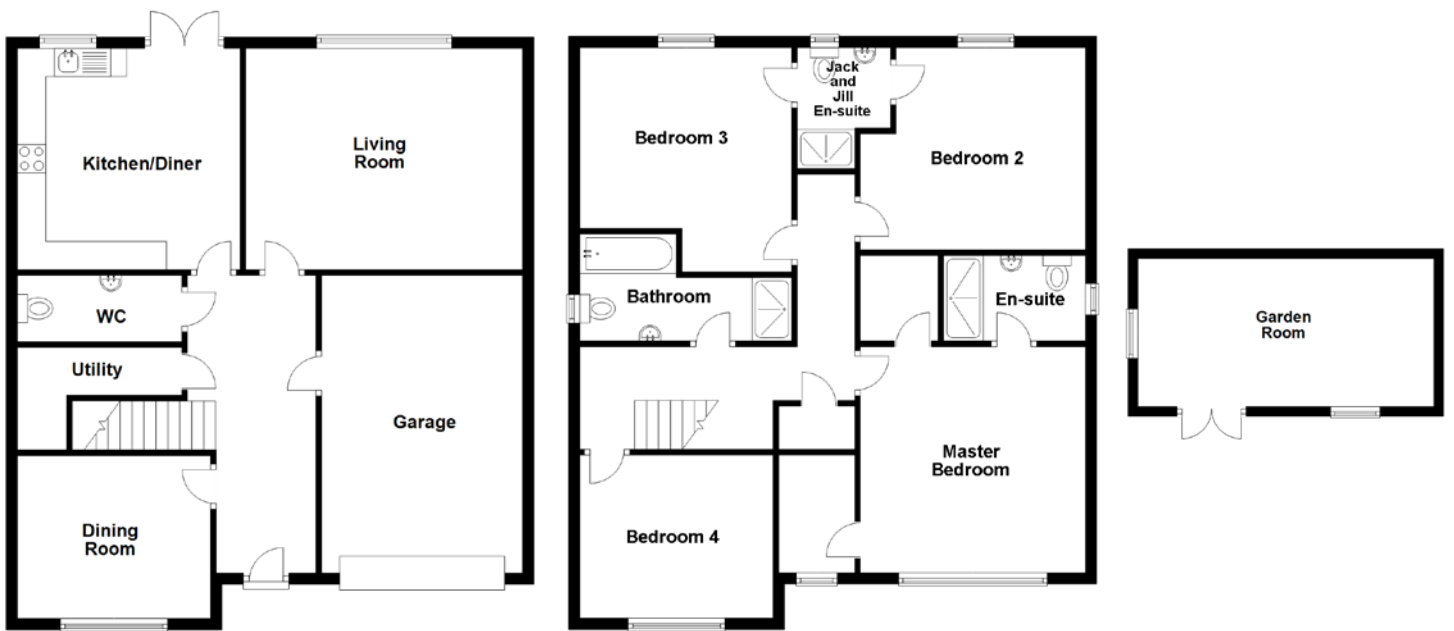


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Living Room	4.89m (16'1") x 3.91m (12'10")
Dining Room	3.41m (11'2") x 2.88m (9'5")
Kitchen/Diner	3.93m (12'11") x 3.91m (12'10")
Utility	2.90m (9'6") x 1.80m (5'11")
WC	2.90m (9'6") x 1.17m (3'10")
Master Bedroom	3.97m (13') x 3.96m (13')
En-suite	2.50m (8'2") x 1.54m (5'1")

Bedroom 2	3.97m (13') x 3.51m (11'6")
Jack and Jill En-suite	2.14m (7') x 1.64m (5'5")
Bedroom 3	3.96m (13') x 3.58m (11'9")
Bedroom 4	3.42m (11'3") x 2.87m (9'5")
Bathroom	3.74m (12'3") x 1.92m (6'4")
Garden Room	6.00m (19'8") x 3.00m (9'10")
Garage	5.26m (17'3") x 3.55m (11'8")

Gross internal floor area (m<sup>2</sup>): 152m<sup>2</sup>  
EPC Rating: B

