

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	5.00m (16'5") x 4.50m (14'9")
Dining Room	4.40m (14'5") x 4.20m (13'9")
Kitchen	5.20m (17'1") x 3.10m (10'2")
Family Room	5.40m (17'9") x 3.40m (11'2")
WC	1.90m (6'3") x 1.20m (3'11")

First Floor

Bedroom 1	3.80m (12'6") x 3.70m (12'2")
En-suite	2.70m (8'10") x 1.30m (4'3")

Bedroom 2	4.50m (14'9") x 4.20m (13'9")
Bedroom 3	3.40m (11'2") x 3.30m (10'10")
Bedroom 4	3.61m (11'10") x 2.60m (8'6")
Bathroom	3.20m (10'6") x 2.90m (9'6")

Second Floor

Bedroom 5	4.70m (15'5") x 3.00m (9'10")
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Gross internal floor area (m²): 217m²

EPC Rating: D

Extras: Floor coverings, light fittings, blinds and window dressings.

