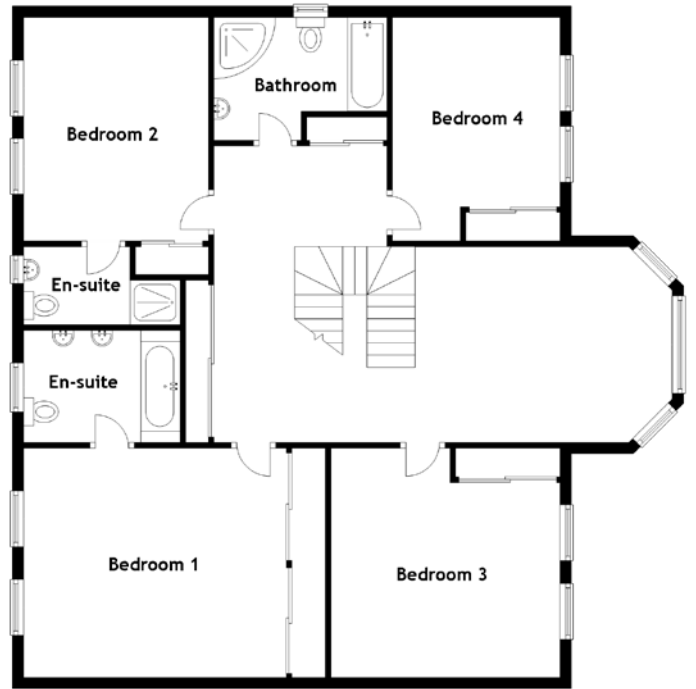
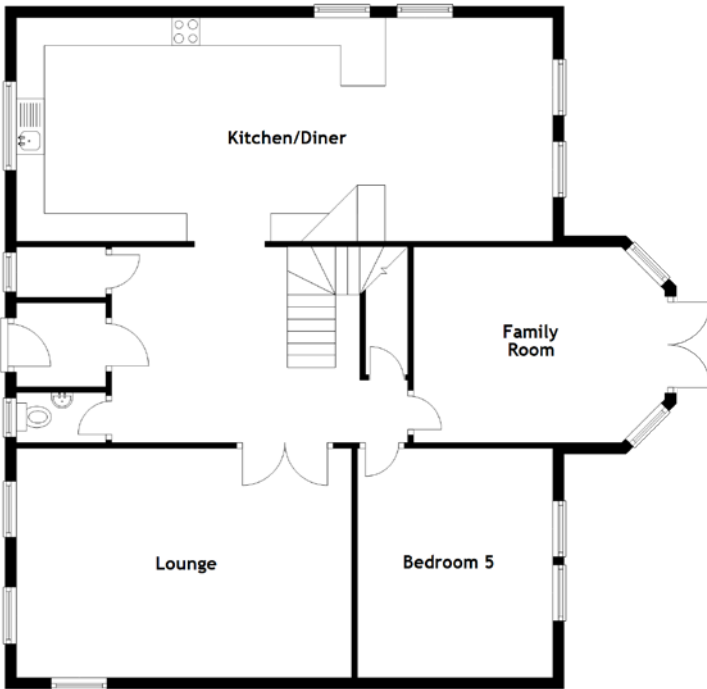


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	6.00m (19'8") x 4.10m (13'5")
Kitchen/Diner	9.60m (31'6") x 4.00m (13'1")
Family Room	4.50m (14'9") x 3.50m (11'6")
Bedroom 5	4.10m (13'5") x 3.50m (11'6")

First Floor

Bathroom	3.10m (10'2") x 2.20m (7'3")
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Bedroom 1	4.70m (15'5") x 4.10m (13'5")
En-suite	2.80m (9'2") x 2.00m (6'7")
Bedroom 2	4.00m (13'1") x 3.20m (10'6")
En-suite	2.80m (9'2") x 1.40m (4'7")
Bedroom 3	4.10m (13'5") x 4.10m (13'5")
Bedroom 4	4.10m (13'5") x 3.00m (9'10")

Gross internal floor area (m<sup>2</sup>): 242m<sup>2</sup>

EPC Rating: C

