

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Living Room	4.24m (13'11") x 3.99m (13'1")
Kitchen	3.84m (12'7") x 3.75m (12'4")
Conservatory	4.12m (13'6") x 3.84m (12'7")
Utility	2.90m (9'6") x 2.45m (8'1")
Bedroom 2	3.50m (11'6") x 3.06m (10')
Bedroom 3	3.05m (10') x 2.90m (9'6")

Bedroom 4	4.12m (13'6") x 3.75m (12'4")
Bathroom	2.90m (9'6") max x 1.91m (6'3")
Study	4.37m (14'4") x 2.34m (7'8")
Shower Room	2.41m (7'11") x 1.77m (5'10")
Bedroom 1	5.08m (16'8") x 4.09m (13'5")
Shed	4.20m (13'9") x 2.13m (7')

Gross internal floor area (m²): 149m²
EPC Rating: C

