

# FLOOR PLAN, DIMENSIONS & MAP



## Approximate Dimensions (Taken from the widest point)

|             |                               |
|-------------|-------------------------------|
| Living Room | 5.83m (19'1") x 4.75m (15'7") |
| Dining Room | 4.70m (15'5") x 3.40m (11'2") |
| Family Room | 6.10m (20") x 3.60m (11'10")  |
| Kitchen     | 4.75m (15'7") x 3.70m (12'2") |
| Utility     | 3.70m (12'2") x 2.40m (7'10") |
| Bedroom 1   | 4.20m (13'9") x 4.10m (13'5") |
| En-suite    | 2.35m (7'9") x 2.10m (6'11")  |

|                   |                                |
|-------------------|--------------------------------|
| Walk-in Wardrobe  | 2.35m (7'9") x 2.00m (6'7")    |
| Bedroom 2         | 4.50m (14'9") x 3.70m (12'2")  |
| En-suite          | 1.90m (6'3") x 1.85m (6'1")    |
| Bedroom 3         | 4.10m (13'5") x 3.30m (10'10") |
| Bedroom 4 / Study | 3.30m (10'10") x 2.82m (9'3")  |
| Bathroom          | 1.85m (6'1") x 1.70m (5'7")    |
| Garage            | 9.45m (31') x 6.00m (19'8")    |

Gross internal floor area (m<sup>2</sup>): 217m<sup>2</sup>  
EPC Rating: D

