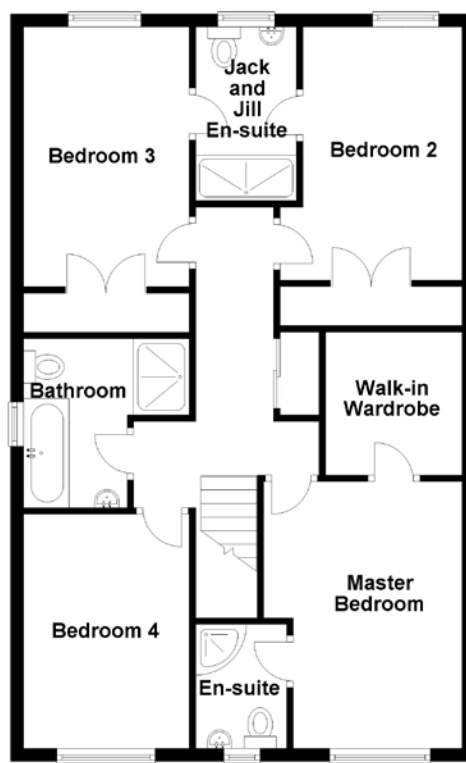
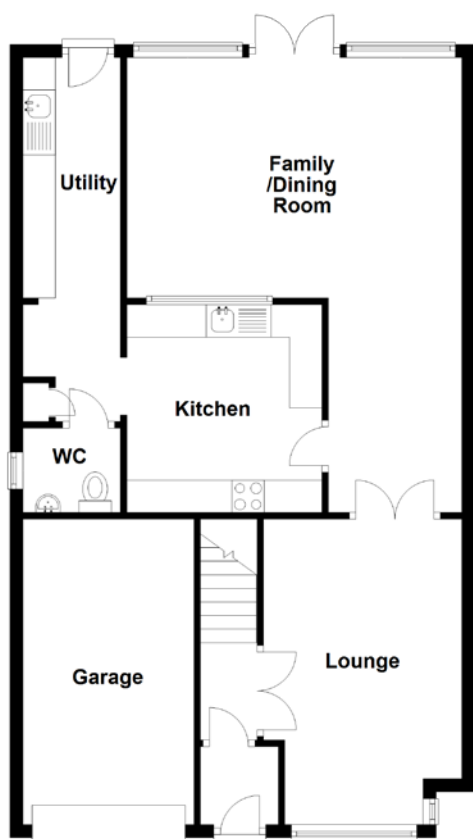


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.05m (10')
Family /Dining Room	5.15m (16'11") x 3.70m (12'2")
Kitchen	3.20m (10'6") x 3.00m (9'10")
Utility	3.70m (12'2") x 1.50m (4'11")
WC	1.50m (4'11") x 1.30m (4'3")
Master Bedroom	4.10m (13'5") x 3.05m (10')
En-suite	1.91m (6'3") x 1.40m (4'7")
Walk-in Wardrobe	2.20m (7'3") x 2.10m (6'11")
Bedroom 2	3.65m (12') x 2.80m (9'2")

Jack and Jill En-suite	2.70m (8'10") x 1.55m (5'1")
Bedroom 3	3.65m (12') x 2.55m (8'4")
Bedroom 4	3.60m (11'10") x 2.70m (8'10")
Bathroom	2.70m (8'10") x 2.60m (8'6")

Gross internal floor area (m²): 145m²

EPC Rating: C

Extras (Included in the sale): The Hot Tub and freestanding appliances may be available by separate negotiation.

