

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.95m (16'3") x 3.82m (12'6")
Kitchen/Diner	5.86m (19'3") x 5.48m (18')
Utility	3.31m (10'10") x 2.70m (8'10")
Study	2.75m (9') x 2.75m (9')
WC	1.52m (5') x 1.09m (3'7")
Bedroom 5	3.82m (12'6") x 3.02m (9'11")

First Floor

Bedroom 1	3.86m (12'8") x 3.03m (9'11")
En-suite	2.34m (7'8") x 1.75m (5'9")
Bedroom 2	3.95m (13') x 3.70m (12'2")

Bedroom 3  
Bedroom 4  
Bathroom

Bedroom 3	3.87m (12'8") x 2.79m (9'2")
Bedroom 4	2.95m (9'8") x 2.79m (9'2")
Bathroom	2.88m (9'5") x 1.73m (5'8")

Garage

Garage	5.45m (17'11") x 5.44m (17'10")
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Gross internal floor area (m<sup>2</sup>): 149m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Trampoline, greenhouse, bar stools and selected fixtures and fittings, including; blinds, curtains, light fittings, carpets, and fitted floor coverings. Please note, other items may be available through separate negotiation.

