

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	5.25m (17'3") x 4.30m (14'1")
Kitchen	3.40m (11'2") x 3.00m (9'10")
Lounge/Kitchen	6.15m (20'2") x 3.85m (12'8")
Bedroom 4	3.15m (10'4") x 3.05m (10')
En-suite	2.44m (8') x 2.10m (6'11")

First Floor

Master Bedroom	4.15m (13'7") x 2.85m (9'4")
----------------	------------------------------

En-suite	1.80m (5'11") x 1.50m (4'11")
Bedroom 2	4.10m (13'5") x 3.40m (11'2")
Bedroom 3	3.40m (11'2") x 3.20m (10'6")
Shower Room	2.10m (6'11") x 1.80m (5'11")

Attic	
Attic Room	4.90m (16'1") x 3.85m (12'7")

Gross internal floor area (m²): 115m²

EPC Rating: C

