

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Vestibule	1.70m (5'7") x 1.70m (5'7")
Lounge	8.30m (27'3") x 5.50m (18'1")
Dining Room/Snug	4.21m (13'10") x 2.40m (7'10")
Kitchen	5.30m (17'5") x 3.10m (10'2")
Utility	3.10m (10'2") x 1.70m (5'7")
Bathroom	3.10m (10'2") x 1.70m (5'7")
Bedroom 2	3.40m (11'2") x 3.30m (10'10")
En-suite	3.30m (10'10") x 1.10m (3'7")
Bedroom 3	3.40m (11'2") x 3.10m (10'2")
En-suite	3.00m (9'10") x 1.40m (4'7")
Bedroom 4	3.30m (10'10") x 2.80m (9'2")

Landing	5.20m (17'1") x 3.20m (10'6")
Master Bedroom	5.60m (18'5") x 4.89m (16'1")
En-suite	2.80m (9'2") x 1.50m (4'11")
Bedroom 5/Sitting Room	6.90m (22'8") x 4.70m (15'5")
Garage	7.50m (24'7") x 6.00m (19'8")

Gross internal floor area (m²): 239m²

EPC Rating: D

All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. Other soft furnishings and electrical items are by separate negotiation. Note: The polytunnel and potting shed will remain.

