

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.40m (17'8") x 5.20m (17'1")
Dining Room	4.05m (13'3") x 2.70m (8'10")
Kitchen	5.50m (18'1") x 2.40m (7'10")
Breakfast Room	4.35m (14'3") x 2.60m (8'6")
Shower Room	2.60m (8'6") x 2.40m (7'10")
Sun Room	3.65m (12') x 2.95m (9'8")

Bedroom 1	4.30m (14'1") x 4.15m (13'7")
En-suite	2.80m (9'2") x 1.15m (3'9")
Bedroom 2	4.35m (14'3") x 4.15m (13'7")
Bedroom 3	4.45m (14'7") x 4.15m (13'7")
Bathroom	4.15m (13'7") x 1.85m (6'1")
Garage	5.40m (17'9") x 3.90m (12'9")

Gross internal floor area (m²): 176m² | EPC Rating: E

