



APPROXIMATE DIMENSIONS (TAKEN FROM THE WIDEST POINT)

GROUND FLOOR

LOUNGE	5.60M (18'4") X 5.40M (17'9")
SUN ROOM	4.20M (13'9") X 3.30M (10'10")
KITCHEN	5.40M (17'9") X 3.60M (11'10")
DINING ROOM	5.40M (17'9") X 4.15M (13'7")
UTILITY	2.60M (8'6") X 2.40M (7'10")
BEDROOM 4	4.15M (13'7") X 3.85M (12'8")
EN-SUITE	2.45M (8') MAX X 1.70M (5'7")
WC	2.15M (7'1") X 2.00M (6'7")
GARAGE 1	6.30M (20'8") X 5.80M (19')
GARAGE 2	7.80M (25'7") X 3.00M (9'10")

FIRST FLOOR

BEDROOM 1	7.10M (23'3") X 4.40M (14'5")
EN-SUITE	2.70M (8'10") X 2.40M (7'10")
BEDROOM 2	4.65M (15'3") X 4.60M (15'1")
BEDROOM 3	5.15M (16'11") X 3.70M (12'2")
BATHROOM	2.40M (7'10") X 2.05M (6'9")

GROSS INTERNAL FLOOR AREA (M²): 224M²

EPC RATING: C

VIEWLANDS HOUSE