

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.00m (19'8") x 4.70m (15'5")
Conservatory	3.10m (10'2") x 2.70m (8'10")
Kitchen	5.00m (16'5") x 4.70m (15'5")
Dining Room	3.50m (11'6") x 3.20m (10'6")
Utility	4.00m (13'2") x 2.70m (8'10")
Shower Room	2.50m (8'2") x 1.10m (3'7")
Office / Bedroom 5	3.50m (11'6") x 2.20m (7'3")

Master Bedroom	4.90m (16'1") x 4.50m (14'9")
Bedroom 2	3.60m (11'10") x 3.30m (10'10")
Bedroom 3	3.60m (11'10") x 3.20m (10'6")
Bedroom 4	4.90m (16'1") x 2.50m (8'2")
En-suite	2.50m (8'2") x 0.80m (2'7")
Bathroom	3.50m (11'6") x 2.90m (9'6")

Gross internal floor area (m²): 212m²
EPC Rating: D

