



Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 4.10m (13'5")
Kitchen	2.90m (9'6") x 2.60m (8'6")
Conservatory	3.20m (10'6") x 2.90m (9'6")
Bedroom 1	5.10m (16'9") x 3.90m (12'10")
En-suite	2.80m (9'2") x 0.70m (2'4")
Bedroom 2	4.40m (14'5") x 3.40m (11'2")
Jack and Jill Bathroom	4.60m (15'1") x 1.70m (5'7")
Bedroom 3	4.10m (13'5") x 3.30m (10'10")
En-suite	2.20m (7'3") x 1.20m (3'11")
Bedroom 4	3.00m (9'10") x 2.80m (9'2")
WC	1.20m (3'11") x 1.10m (3'7")
Garage	5.00m (16'5") x 4.00m (13'1")
Utility	4.00m (13'1") x 3.30m (10'10")

Gross internal floor area (m²): 124m²

EPC Rating: D

Drawings for proposed extensions are available upon request.



proposed layout