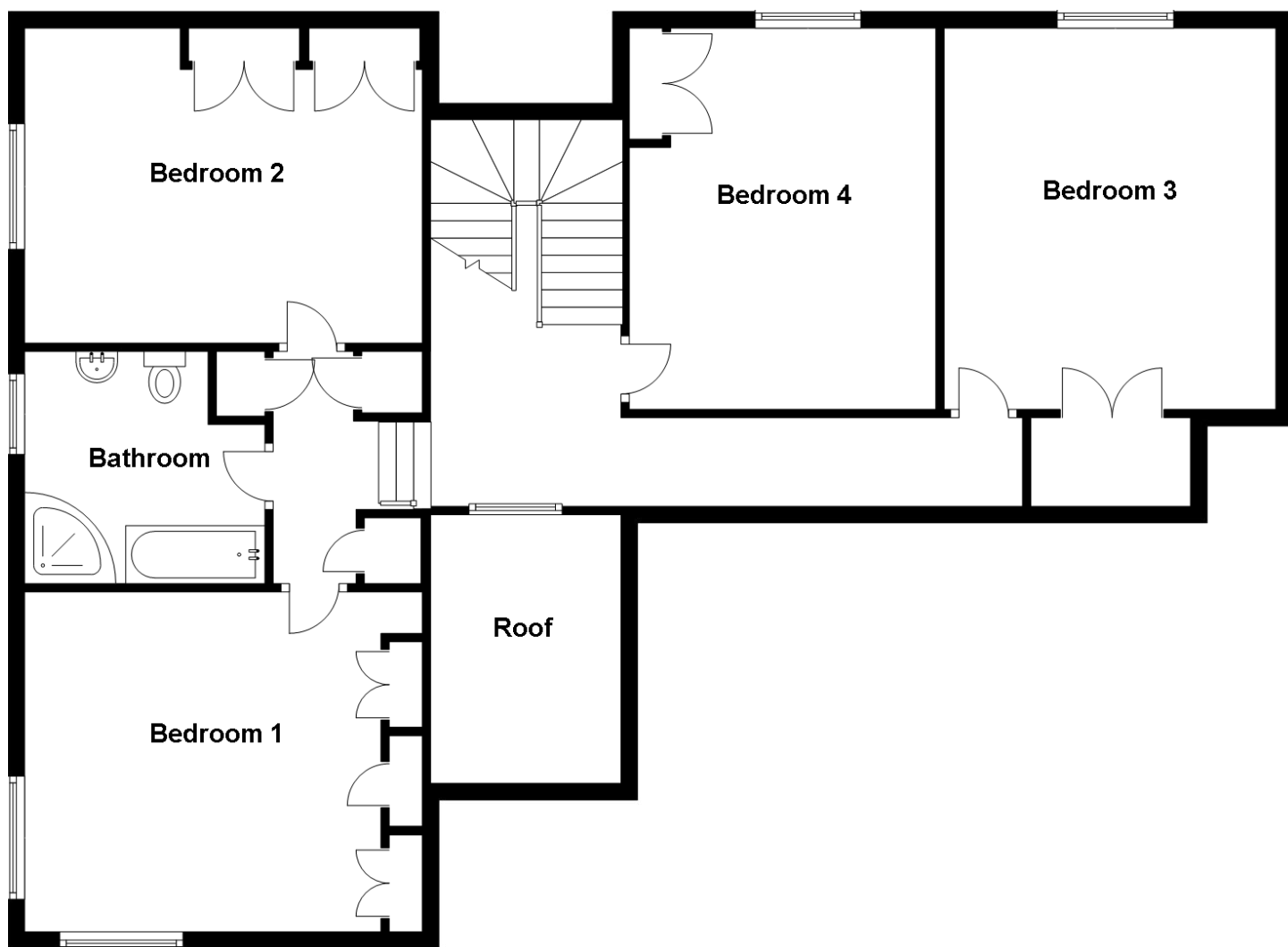


Floor Plan – Ground Floor



Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Lounge	8.00m (26'3") x 7.80m (25'7")
Kitchen	6.00m (19'8") x 4.80m (15'9")
Dining Room	5.10m (16'9") x 4.80m (15'9")
Family Room	5.90m (19'4") x 4.60m (15'1")
Utility	4.98m (16'4") x 1.81m (5'11")
Shower Room	3.20m (10'6") x 1.80m (5'11")

FIRST FLOOR

Bedroom 1	4.80m (15'9") x 4.30m (14'1")
Bedroom 2	4.80m (15'9") x 3.80m (12'6")
Bedroom 3	4.60m (15'1") x 4.20m (13'9")
Bedroom 4	4.60m (15'1") x 3.70m (12'2")
Bathroom	2.90m (9'6") x 2.80m (9'2")

Gross internal floor area (m²): 317m²

EPC Rating: D