



Approximate Dimensions

(Taken from the widest point)

Lounge	6.47m (21'3") x 3.98m (13'1")	Bedroom 3	3.70m (12'2") x 3.20m (10'6")
Kitchen/Diner	5.08m (16'8") x 4.80m (15'9")	Bedroom 4	3.70m (12'2") x 3.18m (10'5")
Conservatory	3.91m (12'10") x 3.22m (10'7")	Bathroom	3.05m (10') x 1.98m (6'6")
Bedroom 1	4.36m (14'4") x 3.55m (11'8")	Gross internal floor area (m ²): 145m ²	
En-suite	3.05m (10') x 1.70m (5'7")	EPC Rating: C	
Bedroom 2	3.55m (11'8") x 3.32m (10'11")		

Extras: Kitchen appliances and window-dressings are included in the sale. Furniture including sofa, reclining armchair, beds and solid oak dining set are available by separate negotiation.