



### Approximate Dimensions

(Taken from the widest point)

Lounge	5.10m (16'9") x 4.10m (13'5")
Kitchen	4.90m (16'1") x 4.20m (13'9")
Family Room	4.00m (13'1") x 3.70m (12'2")
WC	1.90m (6'3") x 1.60m (5'3")
Garage	5.21m (17'1") x 2.71m (8'11")
Bedroom 1	4.30m (14'1") x 4.10m (13'5")
En-suite	2.10m (6'11") x 1.90m (6'3")
Bedroom 2	5.10m (16'9") x 2.70m (8'10")
Bedroom 3	3.70m (12'2") x 1.54m (5'1")

Bedroom 4	2.90m (9'6") x 2.20m (7'3")
Bathroom	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 114m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings and integrated appliances.