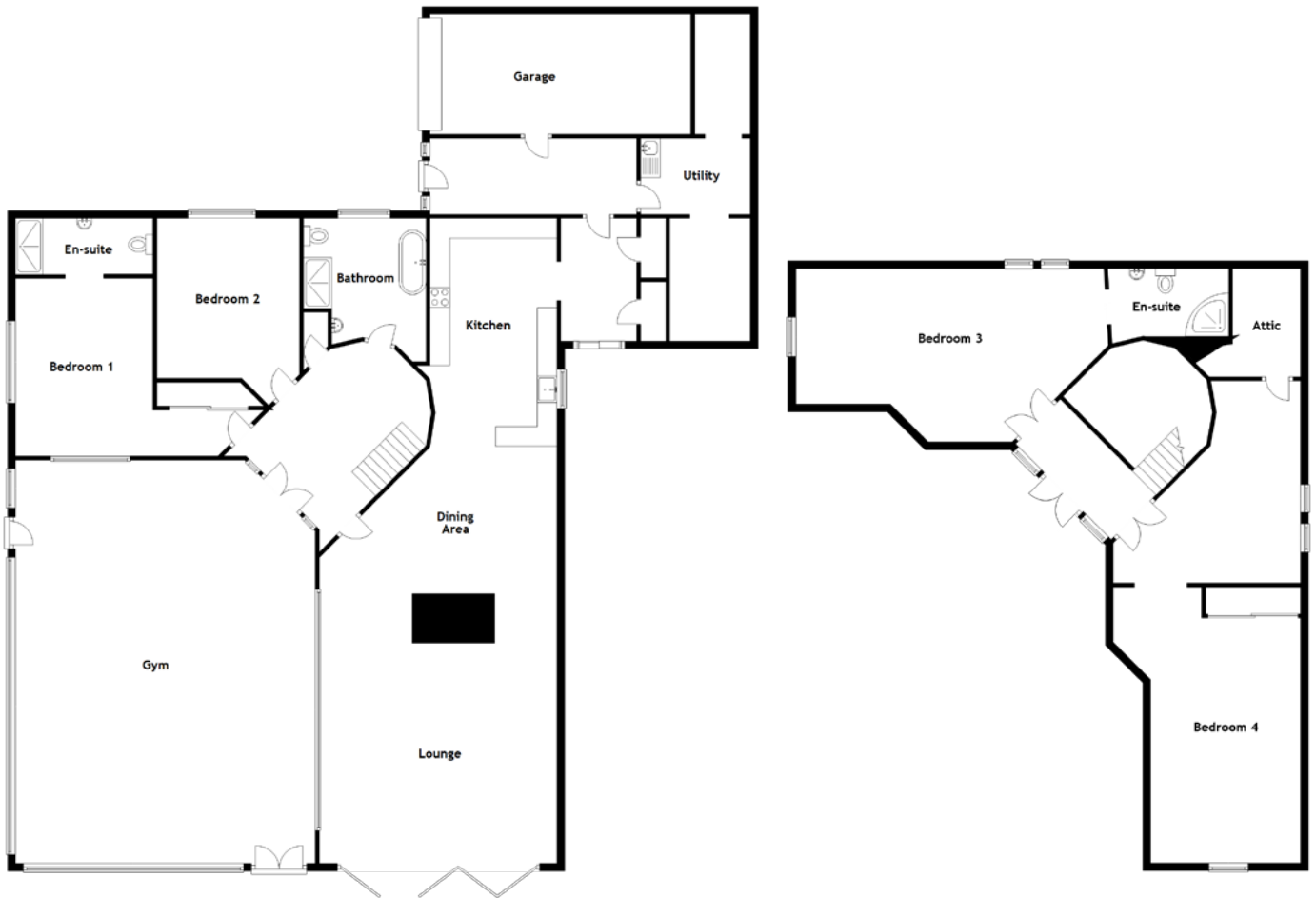


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen/Diner	16.40m (53'10") x 6.05m (19'10")
Gym	10.25m (33'8") x 7.63m (25')
Bedroom 1	6.05m (19'10") x 3.50m (11'6")
Bedroom 2	4.07m (13'4") x 3.63m (11'11")
Bathroom	3.56m (11'8") x 3.12m (10'3")
Utility	2.79m (9'2") x 1.94m (6'4")
Bedroom 3	7.83m (25'8") x 4.40m (14'5")

En-suite	3.08m (10'1") x 1.43m (4'8")
Bedroom 4	6.20m (20'4") x 4.68m (15'4")
Garage	5.86m (19'3") x 3.05m (10')

Gross internal floor area (m²): 357m²
EPC Rating: D

Extras: Floor coverings, light fittings, blinds, window dressings and integrated appliances.

