

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

|              |                                 |
|--------------|---------------------------------|
| Living Room  | 4.21m (13'10") x 4.21m (13'10") |
| Kitchen      | 4.21m (13'10") x 3.60m (11'10") |
| Conservatory | 3.70m (12'2") x 2.16m (7'1")    |
| Shower Room  | 3.17m (10'5") x 1.76m (5'9")    |

|           |                                 |
|-----------|---------------------------------|
| Bedroom 1 | 4.25m (13'11") x 3.63m (11'11") |
| En-suite  | 3.91m (12'10") x 2.65m (8'8")   |
| Bedroom 2 | 3.20m (10'6") x 2.93m (9'7")    |
| Bedroom 3 | 3.24m (10'8") x 2.54m (8'4")    |

Gross internal floor area (m<sup>2</sup>): 99m<sup>2</sup>  
EPC Rating: E

