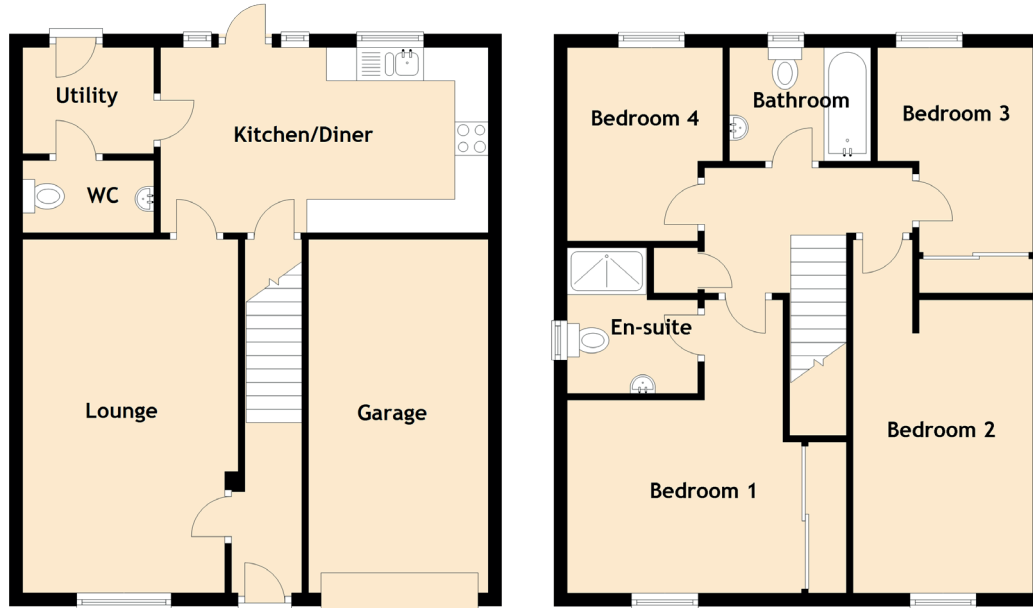


Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|---------------|--------------------------------|
| Lounge | 5.26m (17'3") x 3.23m (10'7") |
| Kitchen/Diner | 4.90m (16'1") x 2.77m (9'1") |
| Utility | 1.96m (6'5") x 1.59m (5'3") |
| WC | 1.96m (6'5") x 1.11m (3'8") |
| Bedroom 1 | 4.39m (14'5") x 4.18m (13'8") |
| En-suite | 2.18m (7'2") x 1.95m (6'5") |
| Bedroom 2 | 5.13m (16'10") x 2.69m (8'10") |
| Bedroom 3 | 3.67m (12'1") x 1.70m (5'7") |
| Bedroom 4 | 2.90m (9'6") x 2.32m (7'7") |
| Bathroom | 2.12m (6'11") x 1.70m (5'7") |
| Garage | 5.24m (17'2") x 2.69m (8'10") |

Gross internal floor area (m²): 99m² | EPC Rating: C

Extras (Included in the sale):

- Stylish kitchen with integrated dishwasher, fridge, freezer, double oven and under lighting
- Family bathroom with shower over bathtub and full wall mirror
- Built-in mirrored wardrobe in master bedroom including internal fittings
- AEG washing machine, light fittings, wooden blinds and extra wardrobe in the second bedroom included
- Additional furniture sale possible since current owners will move abroad

