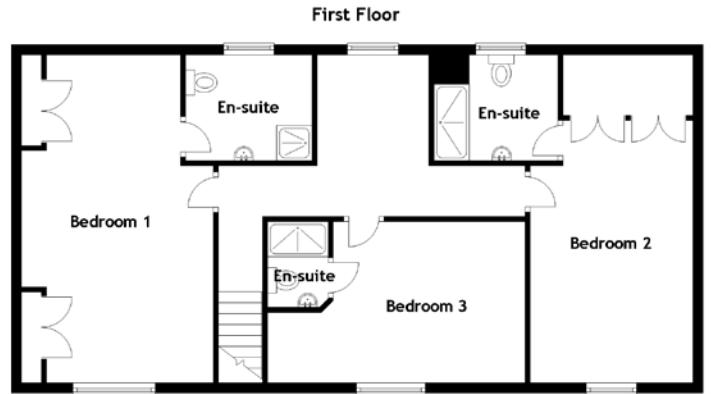
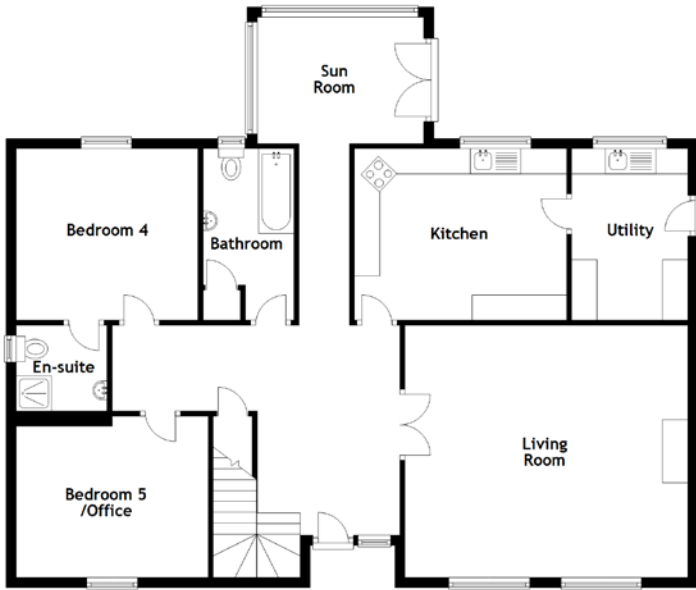


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Living Room	5.60m (18'4") x 5.00m (16'5")
Sun Room	3.30m (10'10") x 2.50m (8'3")
Kitchen	4.20m (13'9") x 3.40m (11'2")
Utility	3.40m (11'2") x 2.30m (7'7")
Bedroom 4	3.60m (11'10") x 3.40m (11'2")
En-suite	1.80m (5'11") x 1.70m (5'7")
Bedroom 5/Office	3.80m (12'6") x 3.20m (10'6")
Bathroom	3.40m (11'2") x 1.80m (5'11")

First Floor

Bedroom 1	6.50m (21'4") x 3.80m (12'6")
En-suite	2.50m (8'3") x 2.10m (6'11")
Bedroom 2	5.20m (17'1") x 3.22m (10'7")
En-suite	2.50m (8'2") x 2.10m (6'11")
Bedroom 3	5.10m (16'9") x 3.20m (10'6")
En-suite	1.70m (5'7") x 1.20m (3'11")

Gross internal floor area (m²): 209m²

EPC Rating: C

