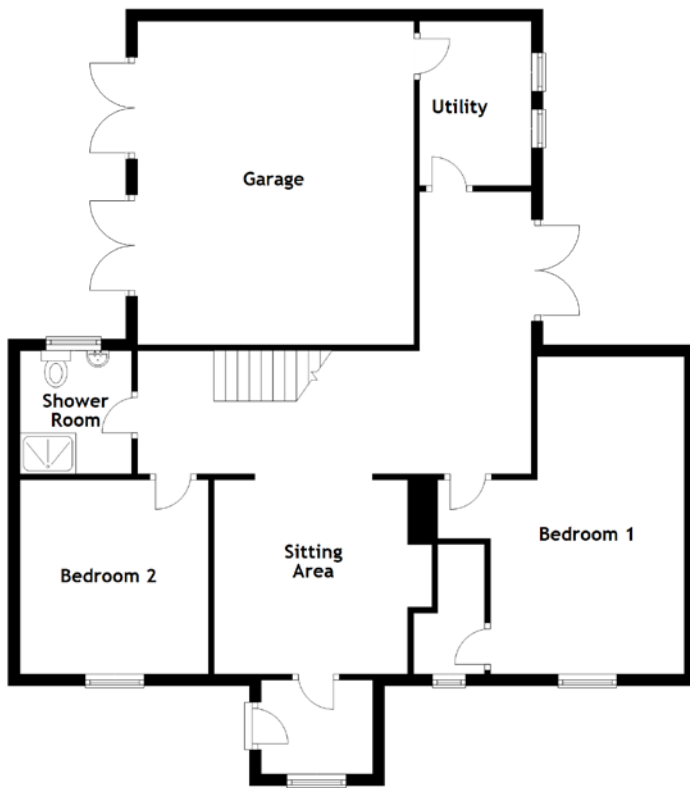


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Sitting Area	3.70m (12'2") x 3.30m (10'10")
Bedroom 1	5.40m (17'8") x 4.20m (13'9")
Bedroom 2	3.30m (10'10") x 3.20m (10'6")
Utility	2.80m (9'2") x 1.90m (6'3")
Garage	5.50m (18'1") x 4.70m (15'5")
Shower Room	2.10m (6'11") x 1.90m (6'3")

Kitchen/Diner

7.80m (25'7") x 7.80m (25'7")

Lounge

5.40m (17'8") x 4.10m (13'5")

Bedroom 3

3.60m (11'10") x 3.20m (10'6")

Bedroom 4

3.40m (11'2") x 3.20m (10'6")

Bathroom

1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 167m<sup>2</sup>

EPC Rating: C

