Sunroom 9'1⁰" x 9'1" 2.99 x 2.77m Shed Bathroom 7'6" x 5'1" 2.28 x 1.55m Kitchen 11'5" x 5'7" 3.47 x 1.70m Dining Room Bedroom 2 12'11" x 11'11" 14'3" x 12'6" 3.94 x 3.62m 4.34 x 3.82m Garden Shed/ Coal Store Approx. 1.6 sq. metres (17.2 sq. feet) Utility Room 8'8" x 6'10" Garden Shed/ Coal Store 2.65 x 2.09m En-suite 5'3" x 3'3" 6'4" x 3'2" 1.60 x 1.00m 1.93 x 0.96m Landing Hall Living Principal Room Bedroom 16'5" x 15'2" Bedroom 3 15'5" x 10'0" 5.01 x 4.62m 12'0" x 9'4" 4.70 x 3.06m Vestibule 3.66 x 2.85m

Ground Floor

Approx. 72.4 sq. metres (779.3 sq. feet)

First Floor

Approx. 62.0 sq. metres (667.4 sq. feet)

Total area: approx. 136.0 sq. metres (1463.9 sq. feet)