

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	8.10m (26'7") x 4.70m (15'5")
Kitchen	4.00m (13'1") x 4.00m (13'1")
Conservatory	5.40m (17'9") x 5.30m (17'5")
Utility	2.90m (9'6") x 2.40m (7'10")
Shower Room	2.35m (7'9") x 1.50m (4'11")
Family Room	4.00m (13'1") x 4.00m (13'1")
Study	2.40m (7'10") x 2.15m (7'1")
Bedroom 1	4.70m (15'5") x 3.80m (12'6")
Bedroom 2	4.80m (15'9") x 4.20m (13'9")

Bedroom 3	4.00m (13'2") x 3.90m (12'9")
Bedroom 4	4.00m (13'1") x 3.40m (11'2")
Bathroom	2.60m (8'6") x 2.45m (8')
Summer House	4.90m (16'1") x 3.20m (10'6")

Gross internal floor area (m<sup>2</sup>): 215m<sup>2</sup>

EPC Rating: F

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Furniture is negotiable with the seller.

