GROUND FLOOR 95.56 sq. m. 1ST FLOOR 86.84 sq. m. (934.78 sq. ft.) (1028.55 sq. ft.) MASTER BEDROOM 4.34m x 3.12m 14'3" x 10'3" SITTING ROOM 4.34m x 2.97m 14'3" x 9'9" **ENSUITE** BEDROOM 2 2.75m x 3.20m 9'0" x 10'6" LANDING KITCHEN 3.75m x 3.40m 12'4" x 11'2" ENTRANCE HALL LANDING UTILITY ROOM 2.31m x 3.03m 7'7" x 9'11" PANTRY DINING ROOM 4.34m x 3.18m 14'3" x 10'5" BEDROOM 4 BEDROOM 3 BATHROOM 2.13m x 3.46m 7'0" x 11'4" 2.44m x 2.66m 8'0" x 8'9" 2.75m x 2.19m 9'0" x 7'2" LANDING LOUNGE 4.34m x 7.89m 14'3" x 25'11" STUDY/PLAYROOM 3.70m x 5.23m 12'2" x 17'2"

TOTAL FLOOR AREA: 182.40 sq. m. (1963.33 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for fillustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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