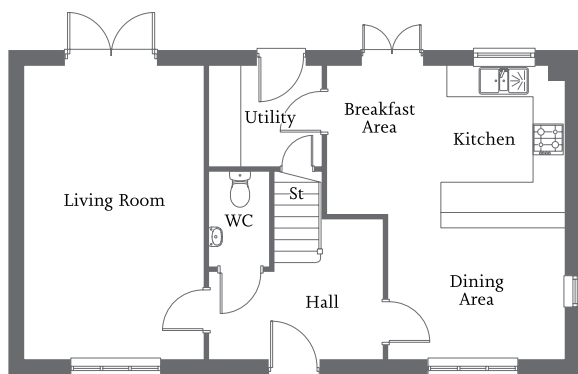


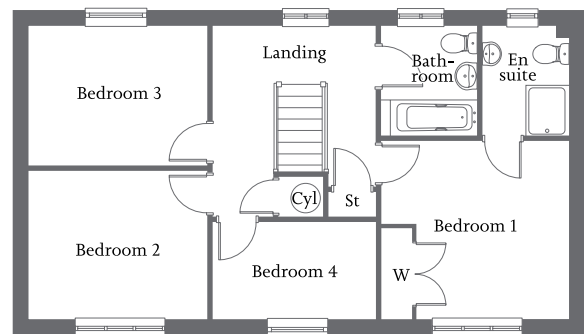


| Dual aspect living room with French Doors | Open-plan kitchen/dining area with French Doors | Utility and WC |
| Bedroom 1 with en suite and fitted wardrobe | Three further bedrooms and family bathroom | Single garage and parking spaces |



Ground Floor

Living Room	3.49m x 5.75m	11'5" x 18'10"
Kitchen/ Breakfast Area	4.63m x 2.88m	15'2" x 9'5"
Dining Area	3.43m x 2.87m	11'3" x 9'5"
Utility	2.17m x 1.97m	7'1" x 6'6"



First Floor

Bedroom 1 (incl. wardrobe)	3.64m x 3.48m	11'11" x 11'5"
En suite	1.66m x 2.15m	5'5" x 7'1"
Bedroom 2	3.49m x 2.90m	11'5" x 9'6"
Bedroom 3	3.49m x 2.73m	11'5" x 8'11"
Bedroom 4	3.19m x 1.89m	10'6" x 6'2"
Bathroom	1.88m x 2.15m	6'2" x 7'1"