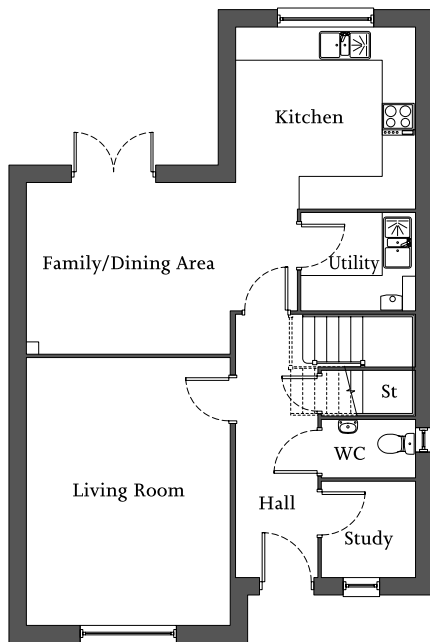


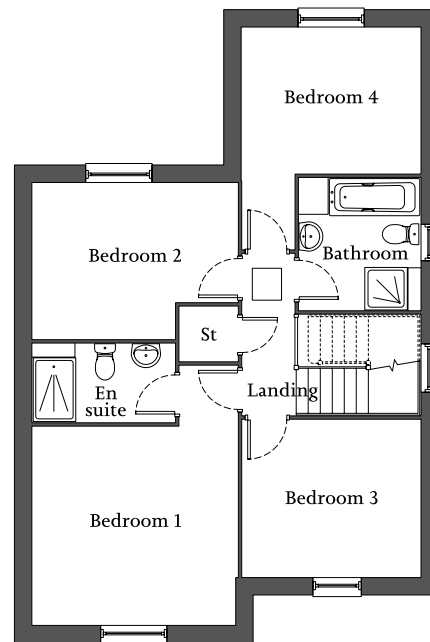


| Front aspect living room | Open-plan kitchen/family/dining area with French doors to rear | Utility | Study |  
| En suite to bedroom 1 | Three further bedrooms and family bathroom | Single garage |



**Ground Floor**

Living Room	5.04m x 3.83m	16'5" x 12'5"
Study	1.81m x 1.73m	5'9" x 5'6"
Kitchen	3.38m x 3.33m	11'1" x 10'9"
Family/ Dining Area	3.78m x 3.23m	12'4" x 10'5"
Utility	2.11m x 1.85m	6'9" x 6'1"



**First Floor**

Bedroom 1	3.88m x 3.75m	12'7" x 12'3"
En suite	2.50m x 1.47m	8'2" x 4'8"
Bedroom 2	3.88m x 2.95m	12'7" x 9'6"
Bedroom 3	3.37m x 2.97m	11'1" x 9'7"
Bedroom 4	3.37m x 2.76m	11'1" x 9'1"
Bathroom	2.48m x 2.26m	8'1" x 7'4"

Maximum dimensions are quoted in irregular shaped rooms.