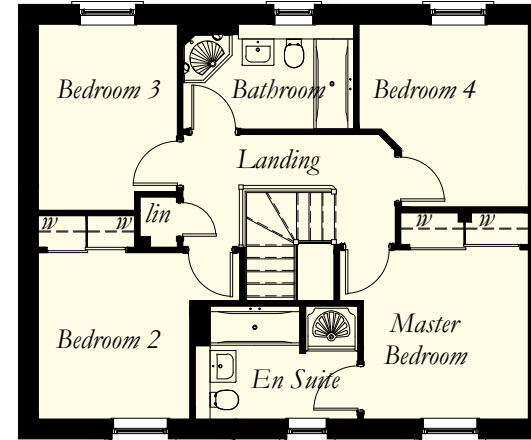


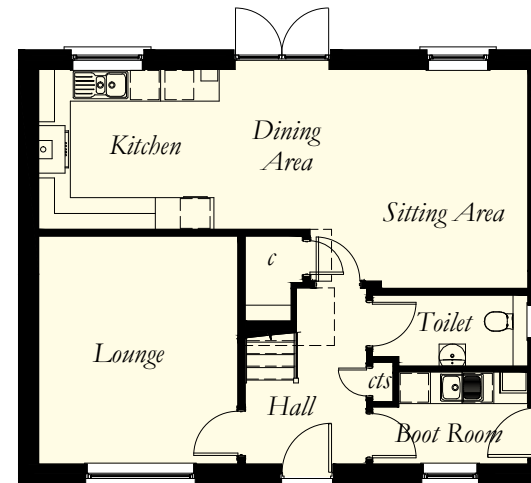


MELFORT

4 Bedroom Detached Villa



First Floor



Ground Floor

Room Sizes

Ground Floor

Lounge	3757 x 4307	(12'3" x 14'1")	
Kitchen/Dining	5118 x 3025	(16'9" x 9'11")	
Sitting Area	4117 x 4135	(13'6" x 13'6")	Maximum Sizes
Boot Room	2952 x 1747	(9'8" x 5'8")	Maximum Sizes
Toilet	2952 x 1348	(9'8" x 4'5")	Maximum Sizes

First Floor

Master Bedroom	3121 x 3200	(10'2" x 10'5")	
En Suite	3072 x 2140	(10'0" x 7'0")	
Bedroom 2	2860 x 3142	(9'4" x 10'3")	
Bedroom 3	2625 x 3511	(8'7" x 11'6")	Maximum Sizes
Bedroom 4	3204 x 3453	(10'6" x 11'3")	Maximum Sizes
Bathroom	3224 x 1980	(10'6" x 6'5")	

N.B. Room Sizes Exclude Wardrobes

Gross Floor Area 137.13 Sq M 1476 Sq Ft