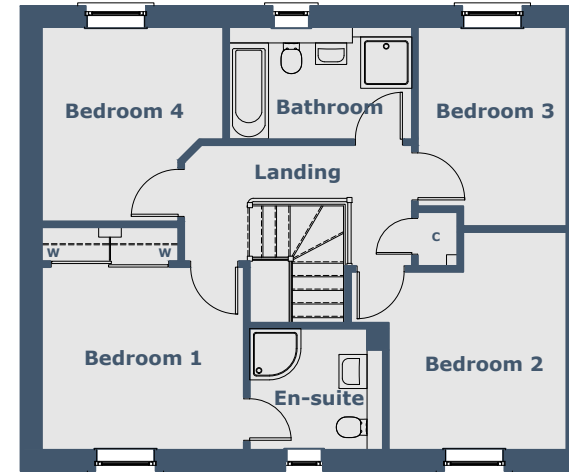


MELFORT 4 Bedroom Detached Villa



First Floor Plan



Ground Floor Plan

Room Sizes

Ground Floor	Metric (mm)	Imperial (ft/in)	
Lounge	3765 x 4330	12'4" x 14'2"	
Kitchen/Dining	5160 x 3000	16'11" x 9'10"	
Sitting Area	4130 x 4135	13'6" x 13'6"	
Utility	2950 x 1745	9'8" x 5'8"	Maximum sizes
Toilet	2940 x 1345	9'7" x 4'4"	
First Floor			
Bedroom 1	3565 x 3225	11'8" x 10'6"	
En Suite	2350 x 2140	7'8" x 7'0"	
Bedroom 2	3135 x 3140	10'3" x 10'3"	Maximum sizes
Bedroom 3	2625 x 3510	8'7" x 11'6"	Maximum sizes
Bedroom 4	3200 x 3425	10'5" x 11'2"	Maximum sizes
Bathroom	3220 x 1980	10'6" x 6'5"	

N.B. Room Sizes Exclude Wardrobes

Gross Floor Area 137.32m² (1478ft²)