



**Room Sizes**

Ground Floor	Metric (mm)	Imperial (ft/in)	
Lounge	3645 x 5080	11'11" x 16'7"	
Kitchen	3135 x 3135	10'3" x 10'3"	
Breakfast Room	2750 x 4220	9'0" x 13'10"	Excludes Door Recess
Utility	3010 x 1745	9'10" x 5'8"	Maximum Sizes
Bathroom	3725 x 1650	12'2" x 5'4"	
Bedroom 1	2805 x 3585	9'2" x 11'9"	
En Suite	2820 x 1380	9'3" x 4'6"	Maximum Sizes
Bedroom 2	3475 x 2480	11'4" x 8'1"	
Bedroom 3	2140 x 2875	7'0" x 9'5"	
Garage	2970 x 5395	9'8" x 17'8"	

*N.B. Room Sizes Exclude Wardrobes*

**Gross Floor Area 96.56m<sup>2</sup> (1039ft<sup>2</sup>)**