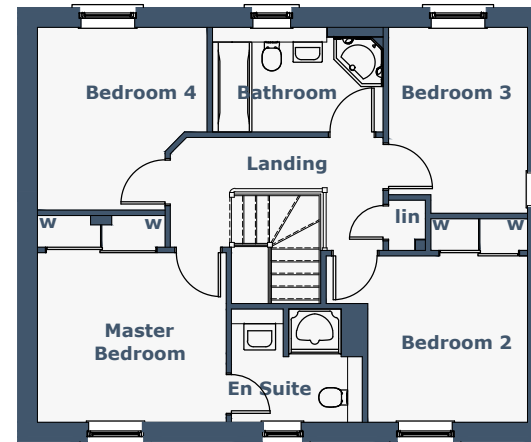


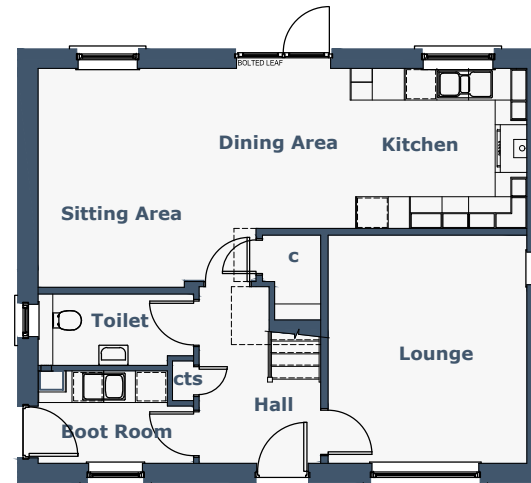


# MELFORT

4 Bedroom Detached Villa



**First Floor**



**Ground Floor**

## Room Sizes

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
Master Bedroom	3566 x 3200	(11'8" x 10'5")	
En Suite	2470 x 2140	(8'1" x 7'0")	Maximum Sizes
Bedroom 2	3017 x 3142	(9'10" 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**