



Rear Garden

Ground Floor
Approx. 55.8 sq. metres (601.0 sq. feet)

The Ground Floor plan shows a rectangular layout. At the front is a **Porch** leading into an **Entrance Hall** with a staircase. To the left is a large **Lounge** (4.14m x 3.94m) and a **Dining Room** (3.77m x 3.48m). To the right is a **Kitchen** (5.58m x 2.46m) with a sink and stove. A rear **Porch** is also shown.

Dining Room
3.77m x 3.48m
(12'4" x 11'5")

Lounge
4.14m (13'7") max
x 3.94m (12'11")

Kitchen
5.58m x 2.46m
(18'4" x 8'1")

Entrance Hall

Porch

First Floor
Approx. 54.4 sq. metres (586.1 sq. feet)

The First Floor plan features two bedrooms, a bathroom, a landing, and a WC. The **Bedroom** at the front is 4.16m (13'8") max x 3.84m (12'7"). The **Bedroom** at the rear is 4.45m x 2.50m (14'7" x 8'2"). The **Bathroom** is 2.42m x 2.17m (7'11" x 7'1"). A **Landing** with stairs and a **WC** are also present.

Bedroom
4.16m (13'8") max
x 3.84m (12'7")

Bedroom
4.45m x 2.50m
(14'7" x 8'2")

Bathroom
2.42m x 2.17m
(7'11" x 7'1")

Landing

WC

Outbuilding
Approx. 13.8 sq. metres (148.6 sq. feet)

The Outbuilding plan shows a simple rectangular structure with a large **Garage** (5.23m x 2.64m / 17'2" x 8'8") and a small rear porch.

Garage
5.23m x 2.64m
(17'2" x 8'8")

Total area: approx. 124.1 sq. metres (1335.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.