

Ground floor

Living room 5.10 m x 4.40 m		Kitchen and dining 4.60 m x 4.40 m
Entrance hall 2.85 m x 2.80 m	WC and store 2.20 m x 2.80 m	Utility and garden door 4.60 m x 2.80 m

Total ground floor area 68.4 square metres, measured to internal wall faces.
Ceiling height 2.62 m throughout. Underfloor heating to kitchen and hall.
Garden door is a 1.8 m sliding unit facing south west.

First floor

Principal bedroom 4.70 m x 4.40 m	En suite 2.85 m x 4.40 m	Wardrobe 2.10 m x 4.40 m
Bedroom two 3.55 m x 2.80 m	Bedroom three 3.05 m x 2.80 m	Family bathroom 3.05 m x 2.80 m

Total first floor area 61.8 square metres. Combined internal area 130.2 square metres.
Loft hatch with pull-down ladder above the landing. Insulation depth 300 mm.
EPC rating B, 84. Council tax band E. Freehold, no service charge.