## Approx. 122.2 sq. metres (1314.9 sq. feet) Conservatory 3.01m x 4.32m (9'11" x 14'2") Master **Bedroom** 3.34m x 4.00m Kitchen/Dining (10'11" x 13'1") Lounge 4.92m x 4.08m (16'2" x 13'5") Room FP 4.92m x 3.05m (16'2" x 10') **En-suite Bathroom** 1.85m x 2.89m (6'1" x 9'6") Storage **Bedroom 3** 3.89m x 2.44m (12'9" x 8') Garage Hall 5.30m x 3.05m (17'5" x 10') **Bedroom 2** 2.72m x 4.00m (8'11" x 13'1")

**Ground Floor** 

Total area: approx. 122.2 sq. metres (1314.9 sq. feet)

For illustritive purposes only. Not to scale. All sizes are approximate. Plan produced using PlanUp.

