





A large, modern open-plan living and dining area. The floor is covered in light-colored wood with a herringbone pattern. In the foreground, there is a large, dark grey island with a white countertop and a built-in sink. To the left, a kitchen area features dark grey cabinets and a white countertop. A large window or glass door in the background provides a view of a green garden and a fence. The ceiling is white with recessed lighting. A large abstract painting is on the right wall, and a radiator is visible below it.

A bright and airy living room with a grey sofa, a glass coffee table, and a large window overlooking a garden. The room features light-colored walls, a white ceiling, and a wooden floor. A doorway leads to a kitchen area with a dark island and a large window.

A view into a small, modern bathroom. The walls are painted a deep navy blue. A white ceramic toilet is positioned in the center. Above the toilet, a large, ornate gold-colored coat of arms is mounted on the wall. To the left of the toilet, a white rectangular object, possibly a sink or a storage unit, is visible. The floor is covered in light-colored wood-look planks arranged in a herringbone pattern. A white door with a black handle is partially open on the right side of the frame. A small, square, gold-colored decorative element is mounted on the wall above the door. On the left wall, a small, square, gold-colored decorative element is also visible.

**GROUND FLOOR**  
995 sq.ft. (92.5 sq.m.) approx.

The ground floor plan shows a large open-plan kitchen/diner/family room (24'11" x 22'6", 7.59m x 6.86m) with two windows. To the right is a WC (4'0" x 4'0", 1.21m x 1.21m) and a utility room (7'9" x 4'0", 2.37m x 1.21m). A central staircase leads up, with a 'C' (Closet) nearby. To the left is a sitting room (18'0" x 12'4", 4.88m x 4.06m) with a fireplace and a 'C'. A porch (4'1" x 3'9", 1.24m x 1.14m) leads to a garage (18'3" x 9'0", 5.56m x 2.74m). A rear staircase leads up to the garage area.

**1ST FLOOR**  
678 sq.ft. (63.0 sq.m.) approx.

The first floor plan features four bedrooms: Bedroom One (13'10" x 12'11", 4.22m x 3.93m), Bedroom Two (14'5" x 11'4", 4.39m x 3.46m), Bedroom Three (14'2" x 7'9", 4.33m x 2.36m), and Bedroom Four (7'7" x 7'2", 2.32m x 2.19m). It also includes an ensuite (8'6" x 3'6", 2.60m x 1.06m) and a bathroom (10'11" x 7'2", 3.33m x 2.19m). A central staircase leads down to the ground floor. A 'C' (Closet) is located near the stairs.

W  
N  
S  
E

**TOTAL FLOOR AREA: 1674 sq.ft. (155.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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A bedroom interior with light grey walls and a white ceiling. A bed with a tufted headboard and white bedding is in the foreground. A cream-colored wardrobe stands against the wall. A chandelier hangs from the ceiling. A window with a white frame is positioned above a blue radiator. A small table with a clock and decorative items sits on the windowsill. A tall thermometer is mounted on the wall to the right of the window. A green and yellow patterned rug is partially visible in the bottom right corner.

A modern bedroom interior featuring a large bed with white linens and a dark headboard, a large window with a view of greenery, a chandelier, and a built-in wardrobe.

A photograph of a room with a bay window, a radiator, and a decorative garland. The room has light-colored walls and a white ceiling. A bay window with a white frame is on the right wall, looking out onto a green landscape. Below the window is a dark radiator. A decorative garland with blue and white triangular flags hangs across the top of the white paneling on the left wall. A small framed picture hangs on the right wall above the radiator. A small decorative object hangs from the ceiling.

A large glass door or window looking out onto a green lawn and garden with trees and a fence.

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