



A bright, modern kitchen with white cabinetry, a wooden countertop, and a herringbone floor. A wooden dining table is in the foreground, and a white door is in the background.



GROUND FLOOR
783 sq ft. (72.8 sq.m.) approx.

1ST FLOOR
672 sq ft. (62.5 sq.m.) approx.

2ND FLOOR
344 sq ft. (32.0 sq.m.) approx.

GROUND FLOOR: KITCHEN/DINER (9'7" x 19'0", 2.92m x 5.79m plus alcove), DINING ROOM (14'9" x 16'0", 4.49m x 4.88m into bay), LOUNGE (16'6" x 15'11" into bay, 5.02m x 4.86m into bay), PORCH.

1ST FLOOR: BATHROOM, BEDROOM 1 (13'4" x 14'0", 4.06m x 4.27m), BEDROOM 2 (14'9" x 13'2", 4.49m x 4.02m), BEDROOM 3 (7'11" x 10'5", 2.41m x 3.18m), HALLWAY with UP/DOWN stairs and IPBOARD.

2ND FLOOR: BEDROOM 4 (13'0" x 8'7", 3.96m x 2.62m), BEDROOM 5 (13'0" x 8'7", 3.96m x 2.62m), HALLWAY with DOWN stairs.



TOTAL FLOOR AREA: 1800 sq.ft. (167.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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