

A semi-detached three bedroom home with single garage. The ground floor comprises a hallway which leads through to the kitchen and open plan living/dining room with understairs storage.

Upstairs the master bedroom has an en suite shower room and there are two further bedrooms plus a family bathroom.

Total Floor Area: 88.4m<sup>2</sup> / 951ft<sup>2</sup>





### **GROUND FLOOR**

## Kitchen

2.7m x 3.5m max / 2.1m min (8'10 x 11'6 max / 6'11 min)

# **Living Room**

5.2m max / 4.1m min x 4.6m (17'1 max / 13'6 min x 15'2)

#### FIRST FLOOR

## Bedroom 1

3.0m x 3.9m (9'11 x 12'10)

#### Bedroom 2

3.0m x 3.1 m max / 2.6m min (9'11 x 10'2 max / 8'7 min)

#### Bedroom 3

2.1m x 2.6m (6′11 x 8′6)