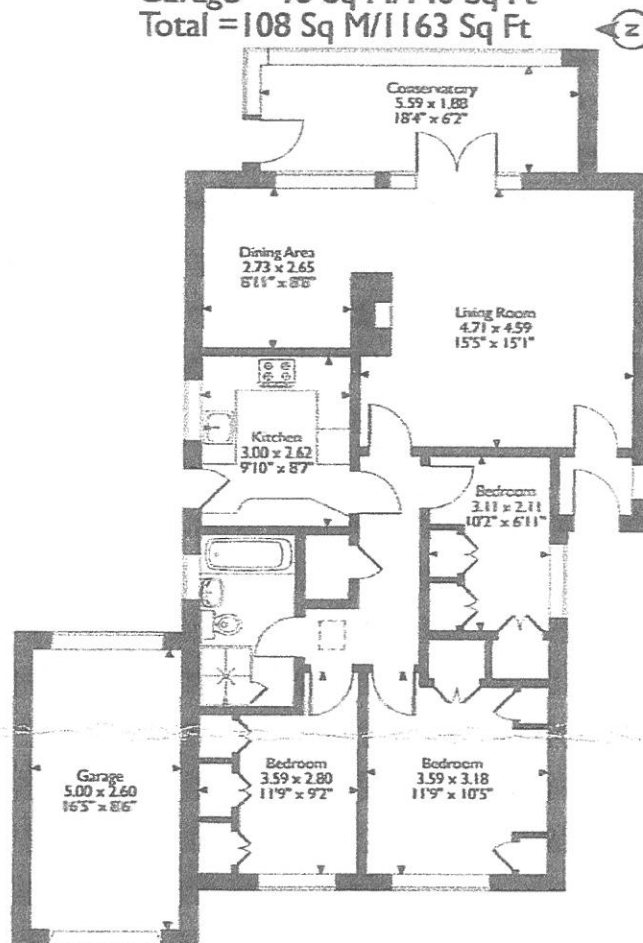


Approximate Gross Internal Area  
 Main House = 95 Sq M/1023 Sq Ft  
 Garage = 13 Sq M/140 Sq Ft  
 Total = 108 Sq M/1163 Sq Ft



A good-sized, separate kitchen is found behind the dining room and, as well as a substantial number of base and wall units, offers access to the garden.

The position of the kitchen adjacent to the dining room allows the space to be joined to the reception rooms by removing the dividing wall for the ultimate in open-plan living, subject to planning consent, so the cook never feels isolated from the more social reception spaces.

All three bedrooms are located at the front and side of the home, accessed off the inner hall that wanders down the centre of the house from the living room.

The principal bedroom offers a good range of fitted storage over the bed as well as an integrated wall closet, revealing that available storage is not an issue at this property.

The remaining two bedrooms can both boast a whole wall of fitted wardrobes that can be fully utilised by a new owner or partially removed to create even more space.

Spacious proportions continue in the fresh, white bathroom that easily welcomes a four-piece suite for the choice of a refreshing morning shower to start the day or a soak in the bubble bath to relax into the evening.

*Plan Taken from Sales Magazine*