

# Bryce

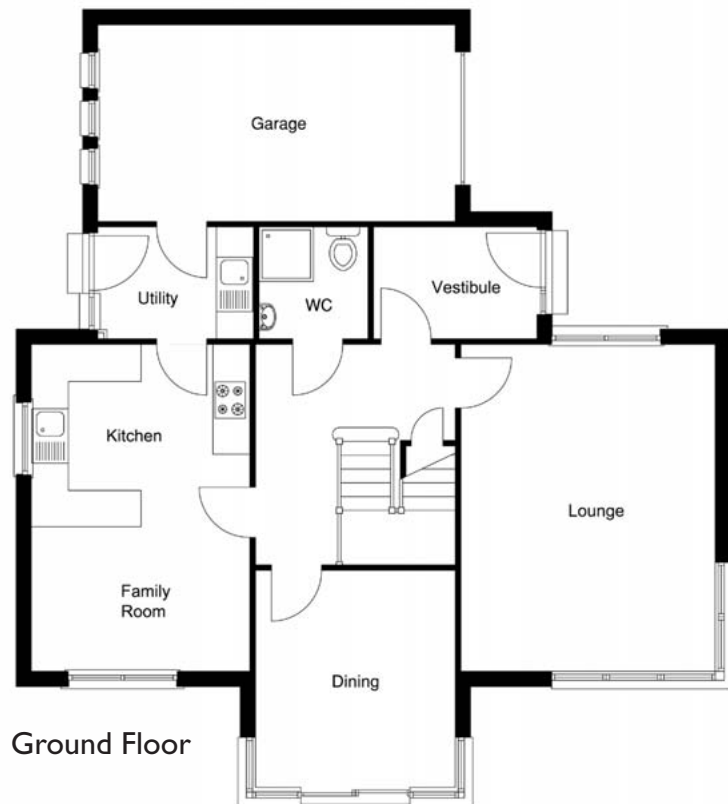
4 BEDROOMED DETACHED HOUSE



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SPECIALIST DIVISION

Family Room   Patio Doors to Garden   En-Suite Master Bedroom

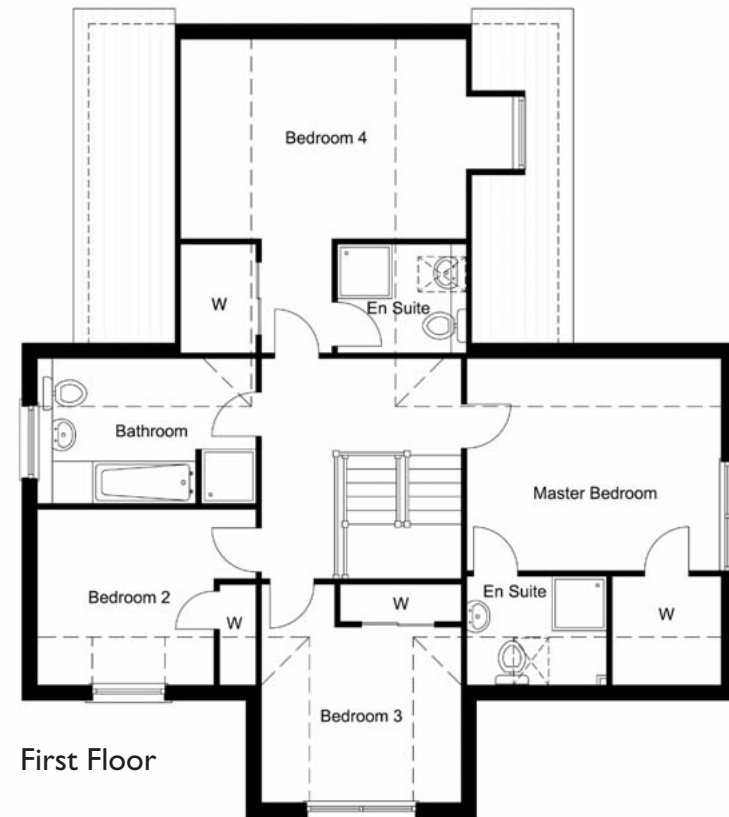
# Bryce 4 BEDROOMED DETACHED HOUSE



Ground Floor

### Ground Floor (approx dimensions)

W.C.	1.80m x 1.80m	5'10" x 5'10"
Family/Kitchen Room	5.40m x 3.60m	17'8" x 11'9"
Utility	1.80m x 2.50m	5'10" x 8'2"
Dining	3.60m x 3.30m	11'9" x 10'9"
Lounge	4.20m x 5.40m	13'9" x 17'8"
Vest.	2.70m x 1.80m	8'10" x 5'10"
Garage	5.90m x 3.30m	19'4" x 10'9"



First Floor

### First Floor (approx dimensions)

Master Bedroom	3.50m x 4.20m	11'5" x 13'9"
Bedroom 2	2.90m x 3.60m	9'6" x 11'9"
Bedroom 3	2.90m x 3.30m	9'6" x 10'9"
Bedroom 4	4.70m x 3.30m	15'5" x 10'9"
Bathroom	2.40m x 3.60m	7'10" x 11'9"
Master En-Suite	1.80m x 2.30m	5'10" x 7'6"
Bed 4 En-Suite	1.80m x 2.10m	5'10" x 6'10"

Total Floor Area: 174m<sup>2</sup>

All measurements given above are approximate and intended as a guide only

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In view of our policy of continual development and to comply with changes in Building Regulations, the sellers reserve the right to change specifications without further notice.