



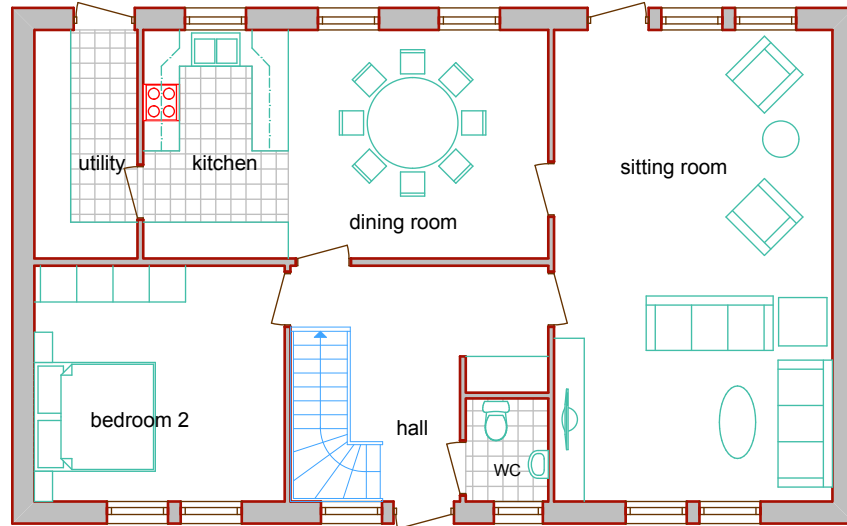
Dalfors concept

gross external area 212 sqm / 2282 sq ft
gross internal area 190 sqm / 2046 sq ft

Overall width 13.93 m / 45' 8"
Overall depth 8.53 m / 28'

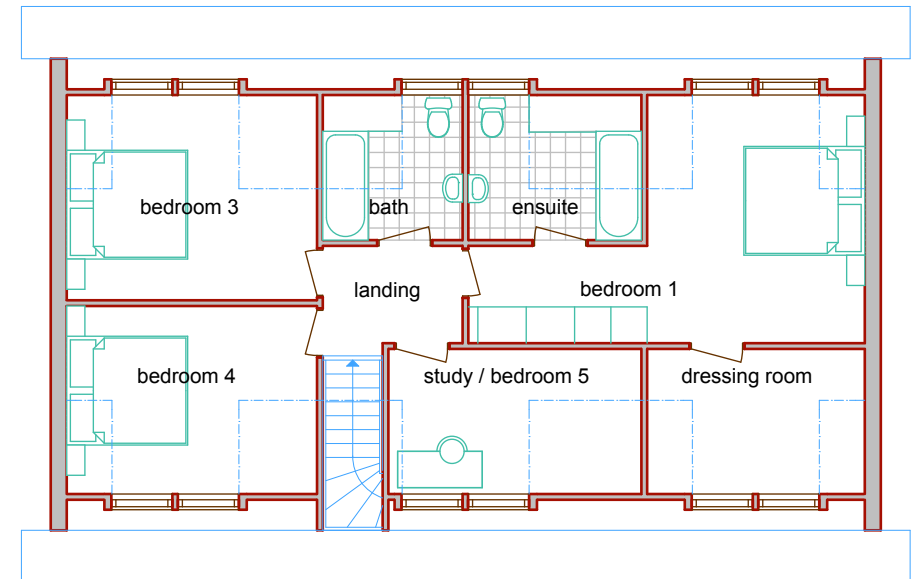
- 4/5 bedrooms
- 6 Double dormers
- Large lounge with open fireplace
- Kitchen/breakfast room
- Utility
- Integrated garage option

This classic design features a large double aspect lounge with an open fireplace, Kitchen/breakfast room and a separate dining room. The dormers give it a traditional appearance in addition to providing a greater proportion of usable internal space. By specifying different materials externally this house can blend into most areas of Britain.



GROUND FLOOR PLAN

Ground floor	metric	imperial
Hall	2.805 x 3.900	9' 2" x 12' 10"
Hall	1.460 x 1.500	4' 9" x 4' 11"
Cupboard	1.365 x 600	4' 6" x 2'
Study	4.140 x 3.900	13' 7" x 12' 10"
Kitchen - dining	6.700 x 3.780	22' x 12' 5"
Utility	1.705 x 3.780	5' 7" x 12' 5"
Sitting room	4.605 x 7.800	15' 1" x 25' 7"
WC	1.365 x 1.705	4' 6" x 5' 7"



FIRST FLOOR PLAN

First floor	metric	imperial
Landing	2.312 x 1.610	7' 7" x 5' 3"
Bedroom 3	4.140 x 3.110	13' 7" x 10' 2"
Bedroom 2	4.140 x 3.395	13' 7" x 11' 2"
Bath	2.312 x 2.400	7' 7" x 7' 10"
Bedroom 1	2.598 x 1.610	8' 8" x 5' 3"
Bedroom 1	3.600 x 4.105	11' 10" x 13' 6"
Ensuite	2.863 x 2.400	9' 5" x 7' 10"
Dressing	3.600 x 2.400	11' 10" x 7' 10"
Bedroom 4	4.181 x 2.400	13' 9" x 7' 10"