

# The Beatrice

PLOTS 5 & 6

THREE BEDROOM SEMI-DETACHED



The downstairs of this property boasts a kitchen-diner to the front and a large living room with bi-fold doors to the rear.

Upstairs features two double bedrooms, one with ensuite and a further single bedroom, plus family bathroom.

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GROUND FLOOR	Metric (m)	Imperial
Lounge	3.44 x 4.50	14'3" x 14'9"
Kitchen / Dining	4.89 x 2.53*	16'0" x 8'4"
FIRST FLOOR		
Bedroom 1	3.16 x 3.49*	10'4" x 11'5"
Ensuite	1.73 x 1.59*	5'8" x 5'3"
Bedroom 2	4.06* x 2.51	13'4"* x 8'3"
Bedroom 3	3.06 x 1.94	10'0" x 6'4"
Bathroom	1.78 x 2.51*	5'10" x 8'3"
Overall	75.53 sq m	813 sq ft

Please note all dimensions are subject to slight modifications. \*max