



# THE BERTRAM

PLOTS 2, 4, 15, 17, 20 & 21

FOUR BEDROOM DETACHED



The property comprises a spacious ground floor, with entry hall, study or office space, large living room and a kitchen-diner with separate utility and featuring bi-fold doors leading out onto the rear garden.

Upstairs benefits from four large double bedrooms, one with en-suite bathroom, and a family bathroom completing the property.

Ground Floor	Metric (m)	Imperial
Lounge	4.85 x 3.50	--16'0" x 11'6"
Kitchen	4.95 x 3.21	16'3" x 10'6"
Family / Dining	3.21 x 4.97	10'7" x 16'4"
Study	2.43 x 3.57	7'11" x 11'8"
Utility	1.83 x 2.43	6'0" x 7'11"
First Floor		
Bedroom 1	4.05 x 3.50	13'4" x 11'6"
Bedroom 2	4.28 x 2.68	14'1" x 8'9"
Bedroom 3	3.82 x 2.48	12'6" x 8'2"
Bedroom 4	3.38 x 3.01	10'4" x 9'11"
<b>Overall</b>	<b>140.75 sq m</b>	<b>1515 sq ft</b>

Please note all dimensions are subject to slight modifications.

