



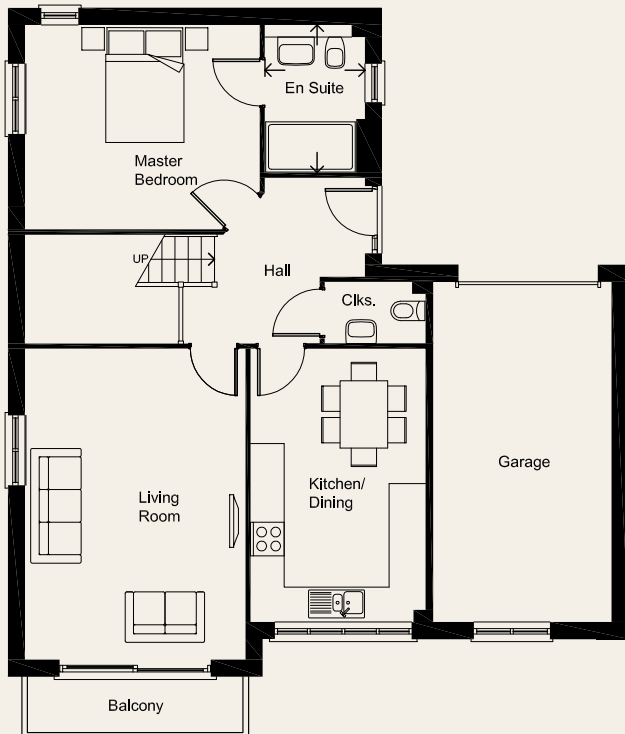
The Sanderling Plot 18

4 bedroom house with integral garage

OverSands View

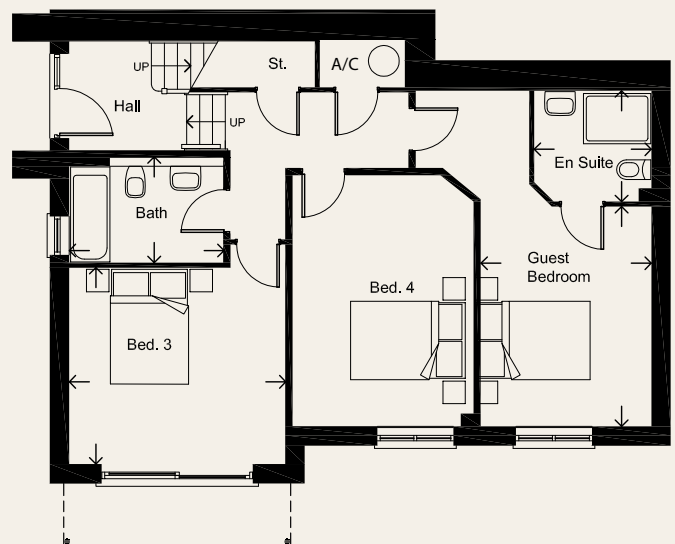
FLOOR AREA: 143M² / 1541 SQ.FT

GRANGE-OVER-SANDS



UPPER GROUND FLOOR

Living Room	5.53 x 3.91m	18'2" x 12'10"
kitchen/Dining	4.85 x 3.10m	15'11" x 10'2"
Cloaks	1.77 x 1.08m	5'10" x 3'7"
Master Bedroom	4.17 x 3.63m	13'8" x 11'11"
En-suite	2.61 x 1.76m	8'7" x 5'9"
Garage	6.05 x 3.16m	19'10" x 10'4"



LOWER GROUND FLOOR

Guest Bedroom	3.90 x 3.02m	12'10" x 9'11"
En-suite*	2.06 x 1.95m	6'9" x 6'5"
Bedroom 3	3.83 x 3.48m	12'7" x 11'5"
Bedroom 4	4.46 x 3.20m	14'8" x 10'6"
Bathroom	2.72 x 1.84m	8'11" x 6'0"

* WC with exposed system and basin with full pedestal



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PLEASE NOTE: Arrows denote measurement positions. Floor plans and house type illustrations are shown for guidance purposes only. All Dimensions are provisional and should be checked on site. Colours, sizes and styles of doors, windows, landscape features and other such details may vary.