



FRONT ELEVATION, L30

Design: **96**. Design Name: **Drumlayne**

Floor Area: **293.07**

Frontage: **17.42**

Overall Height: **7.03**

**Description:** This lodge style dormer dwelling has a large floor area and is designed for full family accommodation. Five good sized bedrooms are provided, two in the dormer area. The ground floor sleeping areas are in a self contained section. The living rooms are well laid out and a draught porch restricts heat loss at the front entrance. The house has a traditional style elevation.

**Dimensions:**

**Ground floor**

Kitchen/dining room	6.10	M	x	6.00	M
Utility room	2.85	M	x	2.80	M
Bathroom	2.80	M	x	1.50	M
Family room	6.40	M	x	4.35	M
Sitting room	6.40	M	x	4.60	M
Hall & stairs	3.60	W	-		
Draught porch	2.88	M	x	2.06	M
*Bedroom 1	4.20	M	x	4.00	M
Ensuite bathroom	2.40	M	x	1.60	M
Bedroom 2	4.60	M	x	3.50	M
Bathroom	3.39	M	x	2.15	M
Bedroom 3	4.60	M	x	3.50	M
Study	4.60	M	x	3.00	M

**First floor**

*Bedroom 4	3.45	M	x	3.00	M
Bedroom 5	4.40	M	x	4.02	M
Bathroom	2.99	M	x	1.30	M
Landing with storage presses	3.06	W	-		

**Notes**

\*Excluding wardrobe.