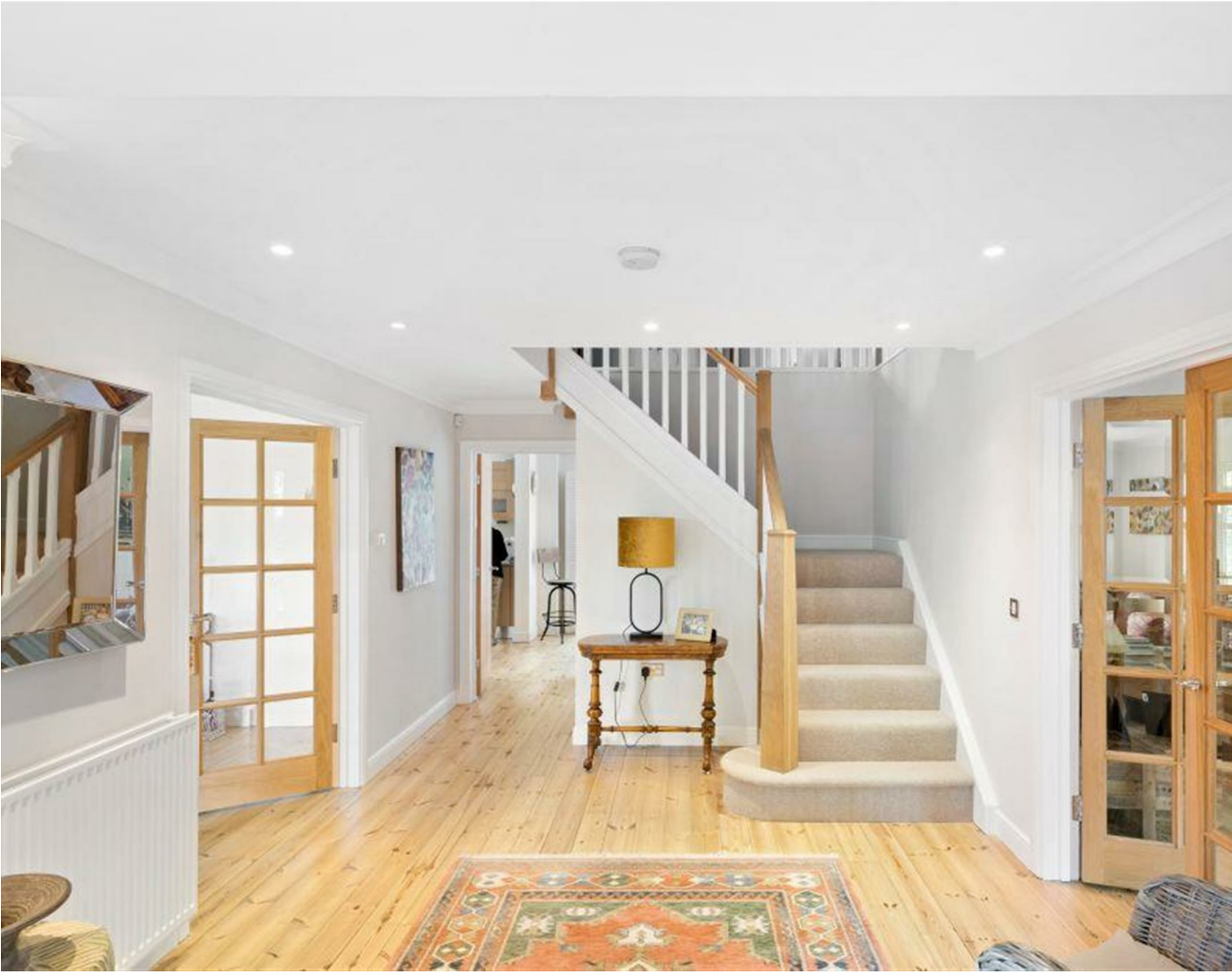




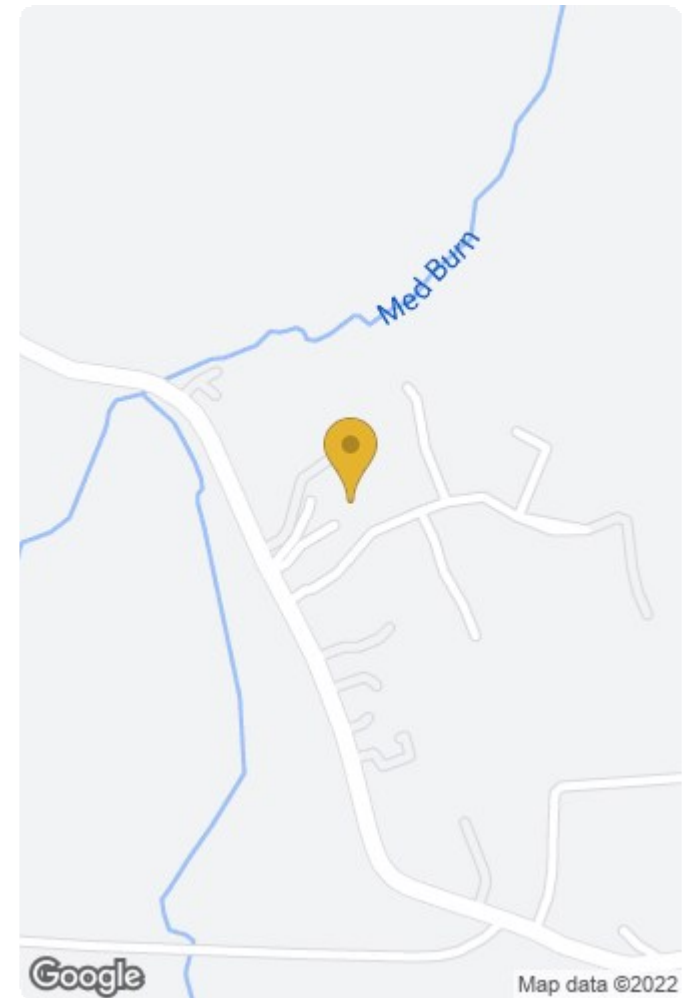
Holly House , Northumberland NE20 0JE



Vestibule	
Reception Hall	18'9" x 10'2" (5.73 x 3.1)
Sitting Room	26'10" x 12'9" (8.2 x 3.9)
Dining Room	14'9" x 11'9" (4.5 x 3.6)
Snug	13'9" x 11'5" (4.2 x 3.5)
Kitchen/Breakfast Room	25'3" x 12'9" max (7.7 x 3.9 max)
Utility Room	
Ground Floor Shower Room WC	
First Floor Landing	
Master Bedroom	21'11" x 13'1" (6.7 x 4.)
Walk in Wardrobe	
Master En-suite Shower/wc	
Bedroom 2	13'5" x 11'9" (4.1 x 3.6)
En-suite Shower/wc	
Bedroom 3	12'9" x 11'9" (3.9 x 3.6)
Jack & Jill En-suite Shower/wc	
Bedroom 4	10'2" x 9'2" (3.1 x 2.8)
Bedroom 5 or Study	11'5" x 8'3" (3.5 x 2.53)
Family Bathroom/wc	
Garage	







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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