

Three-bedroom timber house plan with a terrace — 12 × 7 m

Twin-skin walls, 44–100–44 mm, with a terrace



Room schedule

ROOM	OUTER DIMENSIONS	FLOOR AREA
Bedroom 1	3.7 × 3.0 m	11.1 m²
Bedroom 2	2.5 × 4.0 m	10.0 m²
Bedroom 3	3.0 × 3.0 m	9.0 m²
Kitchen / Living room	3.8 × 7.0 m	26.6 m²
Bathroom 1	2.0 × 2.8 m	5.6 m²
Bathroom 2	2.2 × 1.5 m	3.3 m²
Utility	2.2 × 1.3 m	2.8 m²
Hallway	4.2 × 1.2 m	5.0 m²
COVERED OUTDOOR		
Terrace	1.5 × 7.0 m	10.5 m²

At a glance

Footprint	12.0 × 7.0 m
Internal floor area	73 m²
Bedrooms	3
Bathrooms	2
Rooms	4
Largest room	Kitchen / Living room · 26 m²
Doors	8
Windows	6
Usable wall	105 m
Covered veranda	10 m²

Room sizes are measured to the drawn line, so they do not allow for wall thickness — the finished floor area will be a little smaller. Areas are rounded down for the same reason.

These are the example layouts we've drawn to start from — larger sizes and more rooms are made to your plan.

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