



Plot 127 Admiral, The Carriages, Dereham, NR20 4DW

welcome to

Plot 127 Admiral, The Carriages, Dereham

PLOT 127 - The Admiral is a spacious 4 bedroom detached house, offering open-plan living accommodation with a fully fitted kitchen/breakfast room, separate utility room, large lounge/dining area, master bedroom en suite, generous private rear garden, driveway parking, EV charger and double garage!



Abel Homes is a family owned and run business based in Watton, established in the early 1990s, building family homes, principally in the county's market towns. They carefully select architects with the necessary local knowledge and experience to ensure an outcome that is sympathetic to the existing neighbourhood. The Carriages offers an exceptional collection of 216 thoughtfully designed homes, built to meet the demands of modern living.

EPC A-Rated, the most energy efficient band, giving you peace of mind that your new home will be amongst the most efficient in the country.

Ready for living - All rooms fitted with your choice of floor covering as standard.*

The Accommodation

As Standard

Entrance Hall

Ground Floor W.C

Lounge

20' 8" x 13' 10" (6.30m x 4.22m)

Dining Area

13' 6" x 13' (4.11m x 3.96m)

Kitchen / Breakfast Room

13' 6" x 13' 6" (4.11m x 4.11m)

Utility Room

7' 10" x 6' 7" (2.39m x 2.01m)

First Floor Landing

Master Bedroom

18' 1" max x 10' 4" (5.51m max x 3.15m)

Dressing Room

6' 10" x 4' 9" (2.08m x 1.45m)

En Suite Shower Room

Bedroom 2

13' 10" x 10' 2" (4.22m x 3.10m)

Bedroom 3

16' 1" x 10' 4" (4.90m x 3.15m)

Bedroom 4

12' 1" max x 10' (3.68m max x 3.05m)

Family Bathroom



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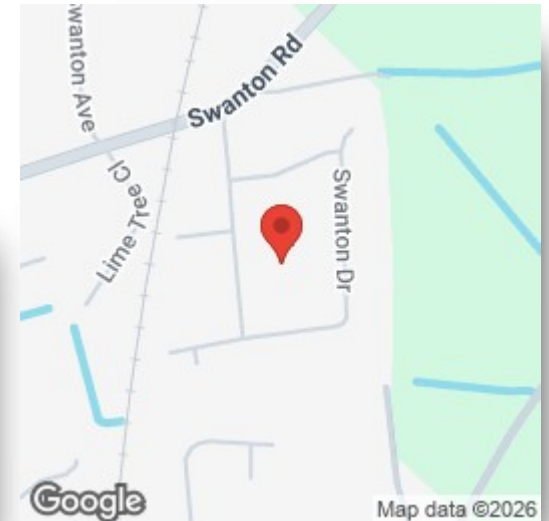
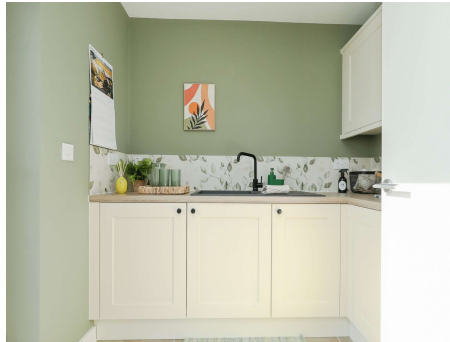
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Plot 127 Admiral, The Carriages, Dereham

- Predicted EPC 'A' rating
- Total floor area: 161 m² / 1733 ft²
- Brand new spacious 4 bedroom detached house
- Contemporary living with open-plan accommodation
- Fully fitted kitchen/breakfast room and separate utility room

Tenure: Freehold EPC Rating: Exempt

£492,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM118224 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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