



The Carriages, Dereham, NR20 4DW

welcome to

The Carriages, Dereham

PLOT 67 - Total Floor Area: 80 m² / 861 ft² - The Equinox is a brand new, predicted 'A' rated energy efficiency two double bedroom end-terraced house, offering a fully fitted kitchen with integrated Bosch appliances, open-plan lounge/dining room, west-facing garden, single garage & EV charger.



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.*

Fully fitted kitchens - Your choice of kitchen units, worktops and handles. Equipped with Bosch appliances.*

Fibre to your home - Every home is equipped with BT's fibre broadband to the premises.

A sense of space - Generous rooms and gardens, with a single garage.

Under floor heating - Fitted to the ground floor of every home. For comfort, convenience and energy efficiency.

Solar PV - Buyers will own their Photovoltaic (PV) system, enjoying the free and clean energy generated.

Electric car charging points - All properties are fitted with an Ohme electric car charging point.

Triple glazed windows to every home - Helping to increase energy

The Accommodation

As Standard

Entrance Hall

Ground Floor W.C

Kitchen

12' 9" x 7' 11" (3.89m x 2.41m)

Open-Plan Lounge/Dining Room

15' 6" x 14' 7" (4.72m x 4.45m)

First Floor Landing

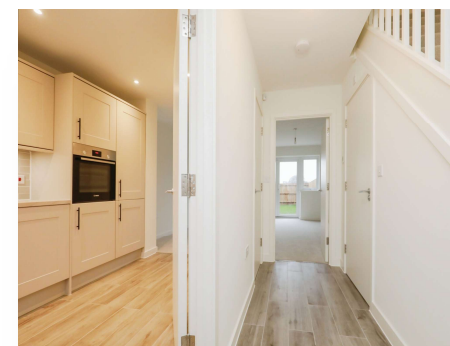
Bedroom 1

15' 6" x 12' 7" (4.72m x 3.84m)

Bedroom 2

11' 7" x 10' 4" (3.53m x 3.15m)

Family Bathroom



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The Carriages, Dereham

- Predicted EPC 'A' rating
- Fully fitted kitchen with integrated Bosch appliances
- Brand new 2 double bedroom end-terraced house
- UPVC triple glazed windows and solar PV
- Under floor and radiator heating via air source heat pump

Tenure: Freehold EPC Rating: Exempt

£262,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM118201 - 0004

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