

A New Development In Dereham NR20 4DW

william h brown

welcome to

The Carriages, A New Development In Dereham

Hot New Release – Plot 41, The Harmony! A superb three-bedroom semi-detached home on a generous plot, with garage and off-road parking. Offering stylish open-plan living, an en suite principal bedroom and the excellent Abels finish. Completion anticipated March/April 2027!

Abel Homes

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.

Features Of Abel Homes

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 and parking space.
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 efficiency whilst reducing levels of noise.

* Extensive range of specification choices, subject to build stage.

Abels Standard

Abel Homes are proud to provide a friendly, reliable and first-class customer service. Their homes are built and finished to a very high standard, each benefiting from stunning design, energy efficiency and low maintenance. Their higher specification as standard will make you feel comfortable from the day you move in. You'll know you've made the right move.

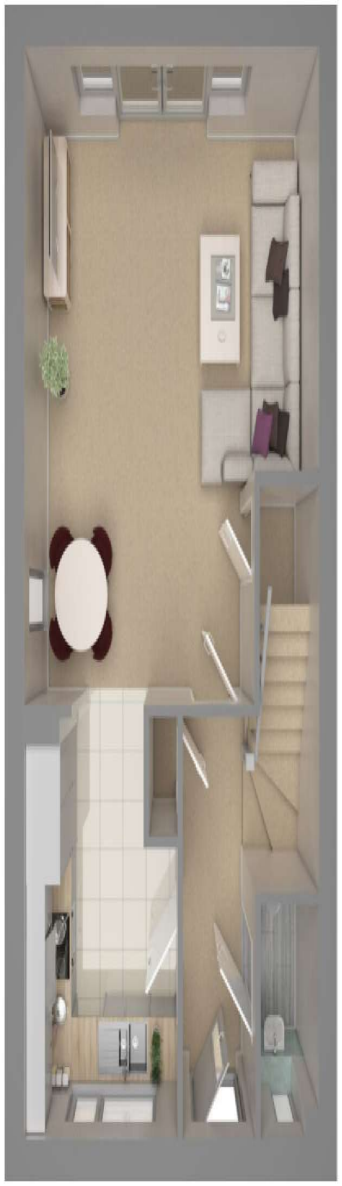
Site Opening Times

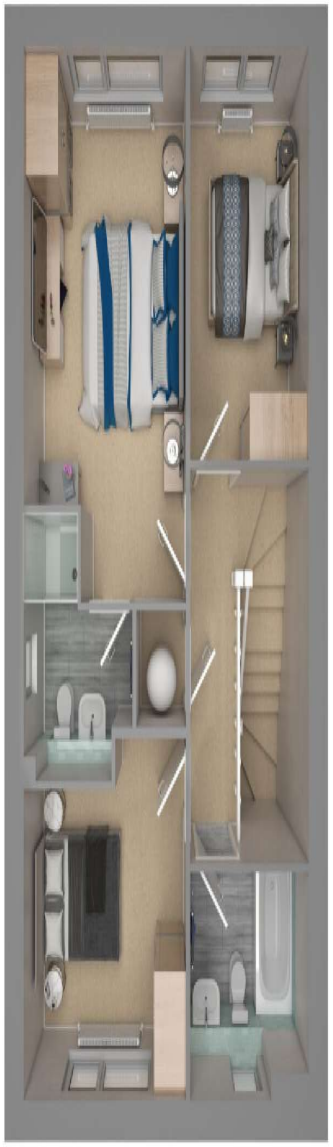
The show home opening hours are Thursday - Monday 10:00am - 4:00pm.

Please contact William H Brown, Dereham for further information.

Location

Dereham is a bustling market town steeped in history and surrounded by natural beauty. At The Carriages, you are perfectly placed to enjoy all the charm and convenience this vibrant town has to offer, yet with the tranquillity and beauty of Neatherd Moor close by. Neatherd Moor is one of Dereham's most treasured gems, a peaceful expanse of heathland and woodland that's ideal for walking, picnicking, and immersing yourself in nature. It's a haven for wildlife and a cherished retreat for the local community. For transport links, Dereham boasts easy access to Norwich and beyond via the A47. The nearby Mid-Norfolk Railway offers a unique way to explore the area, with scenic journeys on heritage steam and diesel trains, a delight for both residents and visitors. In the town itself, you'll find everything you need: a variety of independent shops, supermarkets, cafes, restaurants and a weekly market, along with a range of schools and healthcare facilities. Combine this with the stunning Norfolk countryside on your doorstep and Dereham offers the perfect balance of town and rural life.







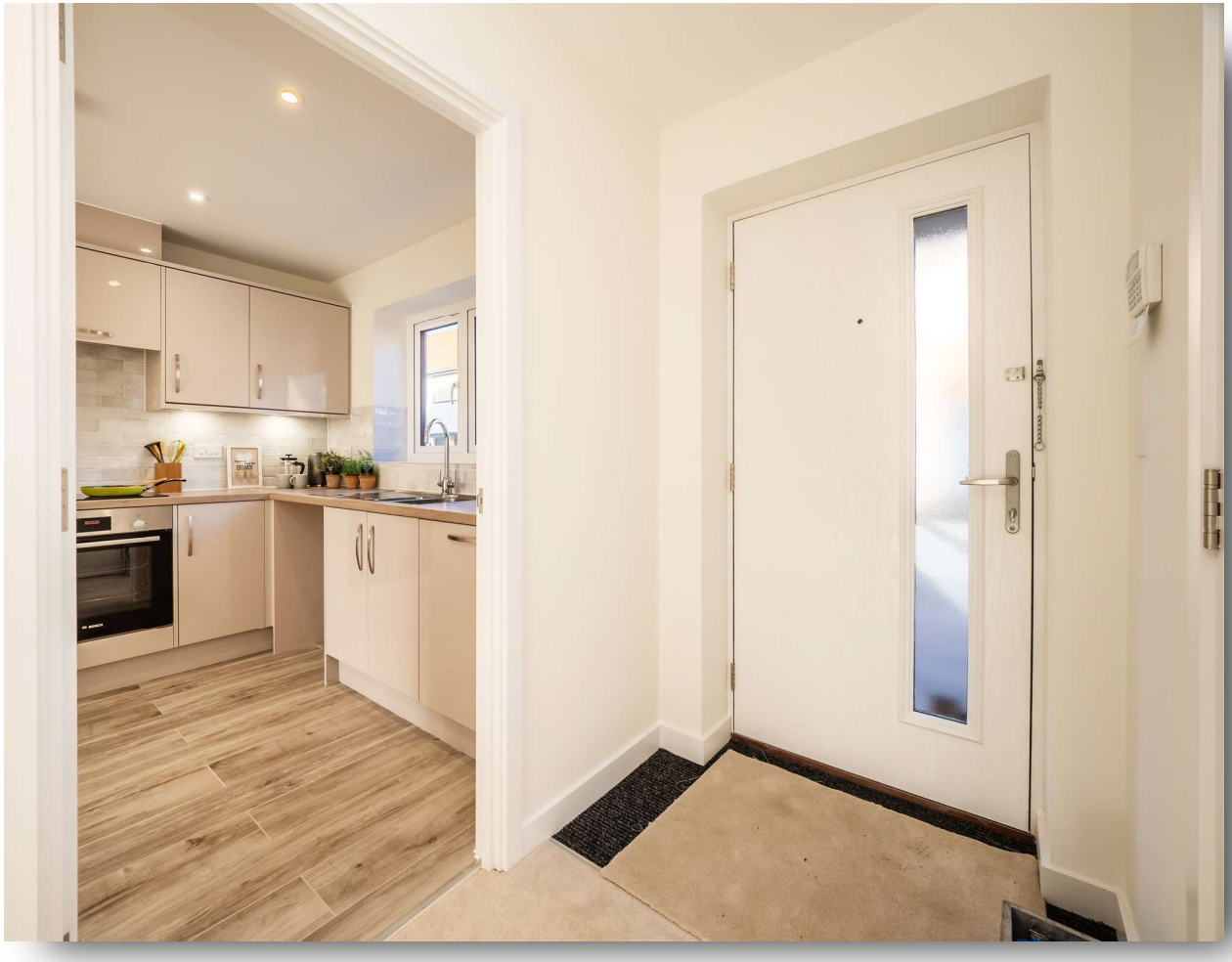


welcome to

The Carriages, A New Development In Dereham

- Brand new 3 bedroom semi-detached house
- Fully fitted kitchen with integrated Bosch appliances
- Open-plan lounge/dining room
- Generous rear garden, driveway, garage and EV charger
- UPVC triple glazed windows and solar PV

Tenure: Freehold EPC Rating: Exempt



£302,500

view this property online williamhbrown.co.uk/Property/DRM118457

The Property Ombudsman

Property Ref:
DRM118457 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01362 692238

Dereham@williamhbrown.co.uk

3 Market Place, DEREHAM, Norfolk, NR19 2AW

williamhbrown.co.uk