



## Hawkins Drive, Dereham

Guide Price £279,950

 3  2  1



- HIGH SPEC DETACHED HOME BUILT IN 2022
- 18'6 KITCHEN/DINER
- 18'4 LOUNGE WITH FRENCH DOORS TO GARDEN
- FAMILY BATHROOM OFF-PLAN & DOWNSTAIRS W/ C
- GENEROUS DRIVEWAY & SEPERATE GARAGE
- THREE GENEROUS BEDROOMS
- SEPARATE UTILITY & DOWNSTAIRS CLOAKROOM
- EN-SUITE TO MASTER BEDROOM
- PRIVATE & ENCLOSED, NON-OVERLOOKED GARDEN
- \*\* £279,950 - £289,950 - VENDOR HAS FOUND \*\*





Located in Dereham, this modern detached home, built in 2022, offers high-specification living. Featuring three generous bedrooms, an 18'6 kitchen/diner, a spacious 18'4 lounge with French doors to the garden, a separate utility, and a downstairs cloakroom. The master bedroom benefits from an en-suite, and there is a family bathroom off the landing. Outside, enjoy a private, enclosed garden, a generous driveway, and a separate garage. Offered with the remaining NHBC Warranty. Viewing highly recommended. Guide Price £279,950 – £289,950.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective or otherwise. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient – lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         | 94        |
| (81-91) <b>B</b>                                   | 84                      |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient – higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |



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