

THE  
CARRIAGES  
DERHAM

Abel  
Homes



Contemporary, A-rated energy efficient, spacious homes designed for modern living and finished with those extra touches that make a house a home.



## A WARM WELCOME

At Abel Homes, we're passionate about building contemporary, award-winning homes that combine outstanding quality with thoughtful design. Every home is crafted with modern living in mind, offering practicality, low energy consumption, and a specification designed to make life easier.

As a family-owned Norfolk business, we value the relationships we build with our customers. From your first enquiry to the day you move in (and beyond), our team is here to help you create a home that's uniquely yours. We pride ourselves on the flexibility to tailor your space, ensuring it suits your lifestyle perfectly.

We are equally committed to the local environment and community. From choosing architects with local expertise to minimising disruption through our Good Neighbour Charter, we care deeply about the areas where we work.

Thank you for considering The Carriages in Dereham. This brochure provides a glimpse into what makes these homes so special, but nothing compares to seeing them for yourself. We would love to welcome you to view our show home, come and experience the Abel Homes difference.

**Tony Abel** Chairman, Abel Homes



**The Abel Homes Board of Directors**  
Tony Abel, Chris Abel, Paul LeGrice, Maggie Abel

# LIFE AT THE CARRIAGES IN DEREHAM

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.



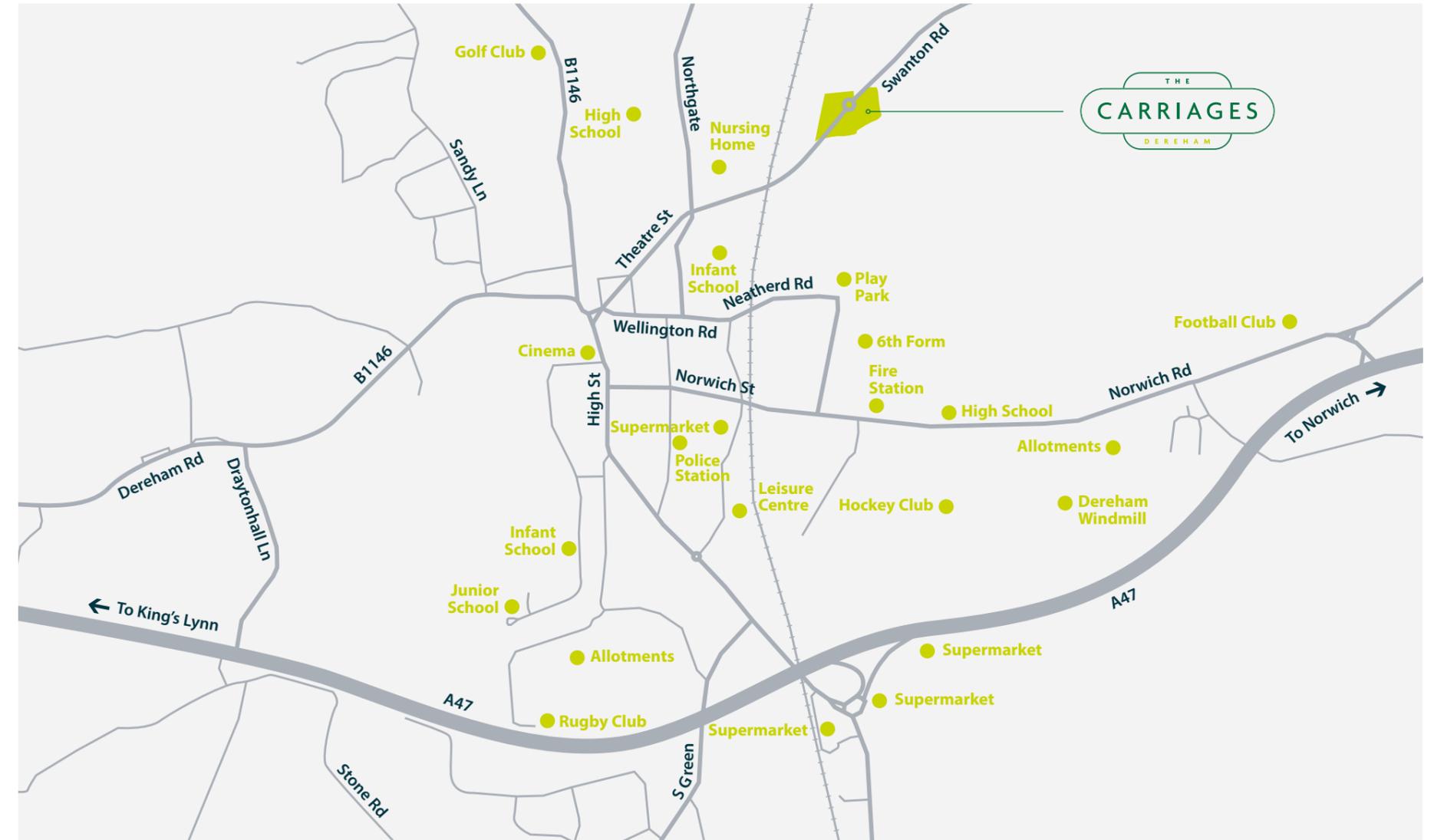
## Travel Distances by Road:

Norwich — 18 miles / 36 mins  
Wymondham — 13 miles / 28 mins

Attleborough — 15 miles / 31 mins  
Swaffham — 13 miles / 23 mins  
Fakenham — 13 miles / 24 mins

Holt — 19 miles / 36 mins  
Sheringham — 26 miles / 45 mins  
Wells-next-the-Sea — 22 miles / 35 mins

King's Lynn — 28 miles / 45 mins  
Bury St Edmunds — 38 miles / 1 hr 3 mins  
Cambridge — 59 miles / 1 hr 24 mins





## DESIGNED WITH MODERN LIVING IN MIND

The Carriages offers an exceptional collection of 216 thoughtfully designed homes, built to meet the demands of modern living.

Each home is equipped with photovoltaic solar panels, triple glazed windows, and an electric car charging point. With the properties providing an EPC A-rating for energy efficiency, not only are you contributing to environmental sustainability for our futures, but you are also benefiting from lower energy consumption. Kitchens feature high-quality Bosch appliances, and you can choose from a range of units and worktops to personalise your space.

From the moment you step into your new home, you'll feel the Abel Homes difference. Our homes are built to the highest standard, with meticulous attention to detail and a commitment to quality that ensures your comfort for years to come.



## QUALITY IN EVERY DETAIL

We are proud to provide a friendly, reliable and first-class customer service.

Our homes are built and finished to a very high standard, each benefiting from stunning design, energy efficiency and low maintenance. Our higher specification as standard will make you feel comfortable from the day you move in. You'll know you've made the right move.



## THE ABEL HOMES STANDARD



### A-RATED ENERGY EFFICIENCY

Our properties are 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.



### FITTED APPLIANCES

As well as your choice of kitchen units, worktops and handles, all our kitchens are equipped with integrated Bosch appliances.



### SOLAR PV TO EVERY HOME

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



### GARAGE & OFF-STREET PARKING

Each home has off-street parking for two vehicles. A selection of homes also come with garaging, and are accessed by remote-operated electric doors.



### FLOOR COVERINGS THROUGHOUT

We like to think of this as 'Ready for Living' – all rooms fitted with quality floor coverings.



### FIBRE TO YOUR HOME

Every home is equipped with BT fibre broadband to the premises.



### TRIPLE-GLAZED WINDOWS

High performance, premium quality, triple-glazing. Helping to increase energy efficiency whilst reducing levels of noise.



### UNDERFLOOR HEATING

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



### AIR SOURCE HEAT PUMPS

Highly efficient Air Source Heat Pump with split zoned temperature setting.



### ELECTRIC CAR CHARGING POINTS

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



Low energy light fittings including under wall units

Integrated Bosch appliances including electric oven, dishwasher and fridge freezer

Floor coverings included in all homes, with underfloor heating to the ground floor

Choice of kitchen units, worktops and handles from our extensive range\* (with 'soft close' doors)



Choice of ceramic wall tiles for specified areas to bathrooms and en suites from our selected range of tiles\*

Roca sanitaryware, chrome-finish taps, and shower fittings throughout

Choice of WPC Engineered Protek vinyl flooring\*

Heated towel rails to bathrooms and en suites

# HOME SPECIFICATIONS



## EXTREMELY ENERGY EFFICIENCY

A-Rated for energy efficiency – the most energy efficient band.

Energy Performance Certificate – A-Rating. Our new homes at The Carriages have an EPC A-rating the most energy efficient band, so you have peace of mind that your new home will be amongst the most energy efficient in the country.

An Energy Performance Certificate (EPC) shows the current and potential energy rating of a property, known as a 'SAP' rating. 'SAP' stands for Standard Assessment Procedure and is the Government's recommended system for producing a home energy rating.



## SOLAR PV

A bespoke solar PV system is installed on every home. The system consists of monocrystalline black panels and a highly efficient inverter. Buyers will own their PV system and enjoy the free electricity it will generate.



## ELECTRIC CAR CHARGING

All properties are fitted with an Ohme electric vehicle charging point.



## KITCHENS

- ✓ Choice of kitchen units, worktops and handles from our extensive range\* (with 'soft close' doors)
- ✓ Bosch electric oven
- ✓ Bosch induction hob and integrated extractor hood
- ✓ Fully integrated Bosch fridge/freezer
- ✓ Fully integrated Bosch dishwasher
- ✓ Choice of floor tiles from our selected range
- ✓ Choice of wall tiles from our selected range or upstand to match the worktop
- ✓ Space and plumbing provided for washing machine
- ✓ Low energy lighting fitted, including under-kitchen wall units
- ✓ Waste recycling bins (where possible)



## BATHROOMS & EN SUITES

- ✓ White 'Roca' sanitary ware
- ✓ Chrome taps and shower fittings
- ✓ 'Lakes' shower enclosure
- ✓ Choice of wall tiles for specified areas to bathrooms and en suites from our selected range
- ✓ Hand held shower attachment to bath
- ✓ Thermostatically controlled showers
- ✓ Heated towel rails to bathrooms and en suites
- ✓ Choice of Protek flooring\*



## CONSTRUCTION

- ✓ Triple-glazed windows as standard
- ✓ High-performance 150mm cavity wall construction
- ✓ Highly insulated ground floors with 230mm insulation and lofts with 400mm of insulation providing comfort and excellent energy efficiency
- ✓ Sustainably sourced treated cedar cladding and through coloured white render (on certain plots)
- ✓ Lindab Mainline Magestic galvanised steel guttering and downpipes to all plots



## ELECTRICAL

- ✓ Generous number of sockets with flexibility on location, subject to build stage
- ✓ Power socket with integrated USB port fitted to each bedroom and in the kitchen
- ✓ Audio visual faceplate in the lounge (including CAT 6 connection point)
- ✓ Low energy LED light fittings to kitchen, bathrooms, W.C. and en suites
- ✓ Intruder alarm security system
- ✓ Mains smoke and heat detectors with battery backup
- ✓ Engraved kitchen appliance switches
- ✓ Wiring to take advantage of Sky TV (if signal available, equipment not included) in the lounge
- ✓ High speed broadband via 'Fibre to the Premises'
- ✓ CAT 6 connection points to studies or home offices



## INTERNAL DECORATION & FINISHES

- ✓ Floor covering throughout. Protek flooring\* to bathrooms and en-suites, tiled floor to the kitchen and W.C. with choice of carpet in all other rooms
- ✓ All rooms decorated in a neutral matt emulsion
- ✓ Square profile skirting and architraves painted in white satin
- ✓ Painted flush fire-grade doors
- ✓ Brushed chrome ironmongery



## HEATING SYSTEM

- ✓ Air source heat pump powered central heating
- ✓ Immersion heater
- ✓ Zoned underfloor heating to ground floor
- ✓ Myson select compact radiators to the first floor
- ✓ Touch screen programmable room thermostats



## EXTERNAL

- ✓ Composite front doors that combine high thermal insulation with minimal maintenance, fitted with multi-locking points
- ✓ Landscaping of front gardens, including shrubs and planting
- ✓ Fully block paved driveways
- ✓ Willow hurdle panelling to 'roadside' boundaries
- ✓ External Passive Infrared Sensor (PIR) lighting to the front and rear
- ✓ Electric supply and internal light to all garages
- ✓ Automatic electric garage doors with remote control
- ✓ Outside tap
- ✓ MEFA Numbered post box
- ✓ Front door bell
- ✓ Habitat creation and enhancement measures, including integrated bird/bat boxes on selected plots



## BUILDING MONEY-SAVING FEATURES INTO YOUR HOME!



### SAVINGS ALL YEAR ROUND

The process of creating an award-winning house begins at the preliminary design stage and continues through to the construction stage. Throughout these stages the fabric of the building is designed and constructed to a high standard ensuring a sustainable future and making each home 'A' rated for energy efficiency.

- A Solar PV system generates free electricity to use around the home
- Triple-glazed windows help to minimise heat loss
- High levels of insulation to lofts, ground floors and cavity walls help keep your new build home warm
- Low energy light fittings are always a bright idea
- Even the letterbox in an Abel home is external to minimise heat loss

From solar panels to triple-glazing, increased insulation to low energy lighting, our new build homes are working night and day to save you money on your energy bills and help protect our planet for future generations.

**Reduce your bills and your impact on the environment.**

Abel

to save on your energy bills



Solar PV to every home



Triple-glazed windows



Highly insulated ground floors and lofts



A-Rated energy efficiency



Reduced bills

## OUR LASTING COMMITMENT TO YOU

At Abel Homes, we're dedicated to making your journey as seamless and enjoyable as possible. Our Customer Charter is our promise to provide clear communication, personalised support, and exceptional service every step of the way.

From guiding you through the purchase process to answering any questions about your new home, we're here to help. During construction, we'll keep you informed and offer choices to ensure your home feels truly yours.

All our homes come with a 10-year NHBC warranty, with the first two years covered directly by our team for certain remedial works. You can feel confident that we'll be by your side before, during, and after you move in.



## OUR SATISFIED CUSTOMERS

“

The overall quality of the build is fantastic, we have a beautiful kitchen and the quality of the bathrooms is great too! We feel privileged to have been able to buy an Abel Home.

”



“

A lot of thought has gone into designing a modern family home that suits our requirements exactly.

”

“

We were very impressed by the quality of our Abel Homes build and the beautiful Norfolk village location. The friendly Abel Homes team work with you and support you through the process of moving home. We had looked at other developments in the area but they didn't match up to the standard and community feel we were looking for. The longevity of an eco-friendly design is a huge plus and we know we have purchased a home that will look after us for many years to come.

”

“

Just wanted to write a note to say how happy I am with my new home.

”

“

We weren't looking for an energy efficient house but we are very pleased with the air source heating, solar panels and under floor heating.

”



“

Having just moved into our new build home from Abel Homes we can honestly say what a great experience we have received from start to finish.

”

# RAISING OUR STANDARDS

At Abel Homes, we take pride in delivering more than just houses, we create homes that people are proud to live in. Our commitment to excellence shines through in every aspect of what we do, from the quality of our build to the relationships we build with our customers.

Our homes often become a family tradition, with generations of families choosing to live in our communities. Many of our buyers come back for their second, or even third, Abel home, a testament to the trust and satisfaction we work hard to earn.

We're proud of our reputation, and it's not just our customers who recognise it. Our Site Managers have received prestigious NHBC (National House Building Council) awards for their dedication to quality, and our 'Recommend a Friend scheme' has allowed us to reward countless happy homeowners who've shared their experience.

When you choose Abel Homes, you're choosing a company that's committed to raising the bar in homebuilding, delivering not just a house, but a lifestyle and home that you will love for years to come.



## OUR CHAMPIONS

### TIM WALSHINGHAM

- 2024** Pride in the Job, Seal of Excellence  
*Swan's Nest, Swaffham*
- 2023** Pride in the Job, Seal of Excellence and Eastern Regional Winner  
*Swan's Nest, Swaffham*
- 2022** Pride in the Job, Seal of Excellence and Eastern Regional Winner  
*Swan's Nest, Swaffham*
- 2021** Pride in the Job, Seal of Excellence and Eastern Regional Winner  
*Swan's Nest, Swaffham*
- 2020** Pride in the Job, Seal of Excellence and Eastern Regional Winner  
*Swan's Nest, Swaffham*
- 2019** Pride in the Job, Seal of Excellence and Eastern Regional Winner  
*Swan's Nest, Swaffham*
- 2018** Pride in the Job & Seal of Excellence *Swan's Nest, Swaffham*
- 2017** Pride in the Job *Swan's Nest, Swaffham*
- 2009** Pride in the Job & Seal of Excellence *Gardeners Green, Hingham*

### DANNY PINNER

- 2024** Pride in the Job *Three Squirrels, East Harling*
- 2022** Pride in the Job *Taursham Park, Taverham*
- 2021** Pride in the Job *Taursham Park, Taverham*
- 2019** Pride in the Job *Walnut Tree Fields, Mattishall*
- 2018** Pride in the Job *Walnut Tree Fields, Mattishall*
- 2012** Pride in the Job *Hus46, Watton*



# COLUMBUS

Plots 13, 15, 16, 37, 45, 47, 63, 66 & 98

- 4 Bedrooms
- 3 Bathrooms
- 4 Toilets
- Utility Room
- Study

The Columbus, the largest of our four-bedroom homes, is a spacious detached property benefiting from a double garage, ample parking and generous plots.

The ground floor comprises entrance hall, comfortable living room, study, cloakroom and the heart of the home; the open plan family / kitchen / dining room. This generous space gives access to the rear garden. The useful utility is situated off the kitchen.

Upstairs features four double bedrooms – The master bedroom and bedroom 2 both benefit from en suite shower rooms, whilst the remaining two double bedrooms share the family bathroom.

Total Floor Area: 167.1 m<sup>2</sup> / 1799 ft<sup>2</sup>



## GROUND FLOOR

**Kitchen / Breakfast Area**  
6.4m x 3.9m max (21' x 12'10 max)

**Dining Area**  
4.3m x 3.8m (14'2 x 12'7)

**Utility Room**  
2.2m x 1.7m (7'5 x 5'7)

**Lounge**  
4.7m x 4.6m (15'6 x 15'4)

**Study**  
3.2m x 1.9m (10'6 x 6'5)

## FIRST FLOOR

**Bedroom 1**  
4.7m max x 4.6m max  
(15'6 max x 15'2 max)

**Bedroom 2**  
4.3m max x 3.5m max  
(14'1 max x 11'8 max)

**Bedroom 3**  
4.5m x 3.1m max (14'10 x 10'3 max)

**Bedroom 4**  
3.3m x 3m (11' x 10'1)



# LIBERTY

Plots 35, 36, 43 & 44

- 4 Bedrooms
- 2 Bathrooms
- 3 Toilets
- Utility Room

The Liberty provides contemporary and spacious accommodation with modern day living in mind. It comprises entrance hall, generous kitchen dining room, utility, cloakroom, living room and separate family room.

Upstairs benefits from a master bedroom with en-suite shower room and three further double bedrooms; these rooms being served by a well-appointed family bathroom.

The Liberty benefits from a double garage and off-road parking.

**Total Floor Area:** 162.7 m<sup>2</sup> / 1751ft<sup>2</sup>



## GROUND FLOOR

- Kitchen**  
4.5m x 3.7m (15' x 12'2)
- Dining Room**  
5.1m x 3.6m (16'11 x 11'10)
- Lounge**  
6.9m x 3.2m (22'9 x 10'8)
- Family Room**  
3.6m x 3.2m (11'10 x 10'7)
- Utility**  
2.4m x 1.9m (8'1 x 6'5)

## FIRST FLOOR

- Bedroom 1**  
3.8m x 3.5m (12'9 x 11'7)
- Bedroom 2**  
4.2m max x 3.2m (14' max x 10'8)
- Bedroom 3**  
3.8m x 3m (12'9 x 9'10)
- Bedroom 4**  
3.2m x 3.1m max (10'9 x 10'5 max)



# ADMIRAL

Plots 1, 5, 73, 127 & 128

- 4 Bedrooms
- 2 Bathrooms
- 3 Toilets
- Utility Room

A spacious, open plan, four-bedroom detached home with double garage and generous garden.

The entrance hall, with a useful generous storage cupboard, leads through to the large open plan living room and dining area and through to the kitchen/breakfast room. The kitchen affords a feature central island and a separate utility room. The cloakroom completes the ground floor accommodation.

Upstairs, the main bedroom benefits from an en suite shower room and separate dressing / wardrobe area. There are three further double bedrooms and a well-appointed family bathroom.

**Total Floor Area:** 161m<sup>2</sup> / 1733ft<sup>2</sup>



## GROUND FLOOR

**Kitchen**  
4.1m x 4.1m (13'6" x 13'6")

**Utility**  
2.4m x 2.0m (7'10" x 6'7")

**Dining Area**  
4.1m x 3.9m (13'6" x 13')

**Lounge**  
6.3m x 4.2m (20'8" x 13'10")



## FIRST FLOOR

**Bedroom 1**  
5.5m max x 3.1m (18'1" max x 10'4")

**Dressing Room**  
2.0m x 1.4m (6'10" x 4'9")

**Bedroom 2**  
4.2m x 3.0m (13'10" x 10'2")

**Bedroom 3**  
4.9m max x 3.1m (16'1" max x 10'4")

**Bedroom 4**  
3.6m max x 3.0m (12'1" max x 10')



# HERKULES

Plots 6, 109 & 110

- 4 Bedrooms
- 2 Bathrooms
- 3 Toilets
- Study

The Herkules, a contemporary home, designed with modern-day living in mind, providing spacious and versatile accommodation.

To the front of the house is the useful study, with the spacious kitchen dining room, and discreet utility area to the rear. A roomy lounge, entrance hall and cloakroom completes this excellent ground floor accommodation.

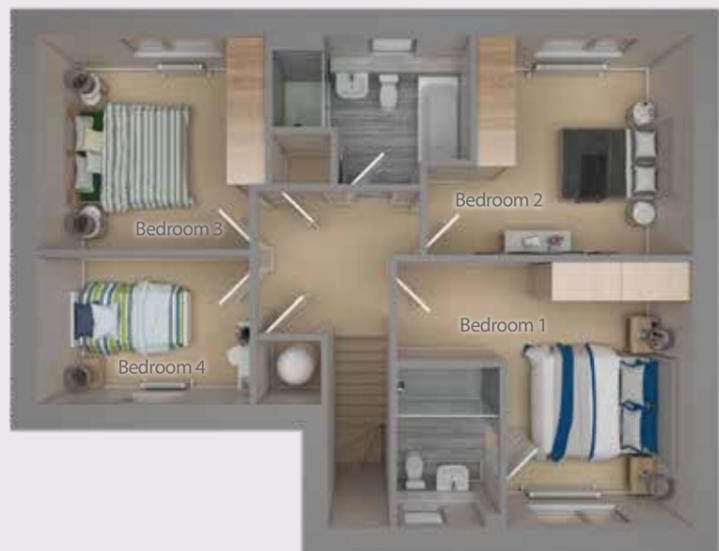
On the first floor the master bedroom benefits from an en-suite shower room, with the three further generous bedrooms being served by the family bathroom, which includes a stand alone shower. A single or double garage and off-road parking are further attributes to this fine home.

**Total Floor Area:** 137.9m<sup>2</sup> / 1484ft<sup>2</sup>



## GROUND FLOOR

- Kitchen / Diner**  
5.6m x 5.1m max (18'6" x 16'10" max)
- Lounge**  
5.7m x 4.3m (18'10" x 14'3")
- Study**  
2.4m x 2.3m (8'1" x 7'9")



## FIRST FLOOR

- Bedroom 1**  
4.5m max / 2.9m min x 4.1m (15' max / 9'6" min x 13'6")
- Bedroom 2**  
4.1m max x 3.4m (13'6" max x 11'2")
- Bedroom 3**  
3.5m max x 3.3m (11'7" max x 10'11")
- Bedroom 4**  
3.3m x 2.3m (10'9" x 7'7")



# GREENBURG

Plots 2, 4, 62, 84 & 126

- 4 Bedrooms
- 2 Bathrooms
- 3 Toilets

An attractive detached four-bedroom home offering well-proportioned accommodation affording a light and airy feel. The generous entrance hall, with useful storage cupboard, leads to the open plan living/dining room, spacious kitchen with utility area and to the cloakroom.

On the first floor the master bedroom benefits from an en suite shower room, with the further three bedrooms being served by the family bathroom.

The properties benefit from either a double or single garage and off-road parking.

**Total Floor Area:** 124.2 m<sup>2</sup> / 1337 ft<sup>2</sup>



## GROUND FLOOR

- Kitchen**  
5m x 3.6m max (16'5 x 12' max)
- Lounge / Dining Area**  
6.6m x 4.9m max / 3.9m min  
(21'10 x 16' max / 12'11 min)



## FIRST FLOOR

- Bedroom 1**  
3.5m x 3.4m (11'6 x 11'2)
- Bedroom 2**  
4m x 2.6m (13'2 x 8'6)
- Bedroom 3**  
3.4m x 3m (11'2 x 9'11)
- Bedroom 4**  
2.8m x 3.1m max (9'4 x 10'5 max)



# HORIZON

Plots 32, 33 & 34

- 3 Bedrooms
- 2 Bathrooms
- 2 Toilets
- Utility Room

The Horizon is a three-bedroom chalet-style home, with the master bedroom being situated on the ground floor and two further double bedrooms and family bathroom on the first floor.

The property comprises entrance hall, which leads through to an open plan kitchen/dining room. This spacious and dual aspect room also benefits from a separate utility room. The bright and airy living room is also accessed from the entrance hall. To the rear of the property is the master bedroom, with double doors to the garden, and shower room.

Upstairs a family bathroom sits between two further double bedrooms, both with velux windows. Double or single garage, off road parking and attractive plots.

Total Floor Area: 120.4m<sup>2</sup> / 1296 ft<sup>2</sup>



## GROUND FLOOR

**Kitchen**  
4.6m x 2.8m (15'2 x 9'3)

**Utility Room**  
2.4m x 1.8m (8'1 x 6'1)

**Dining Area**  
3.6m x 3.3m (11'11 x 10'11)

**Lounge**  
6.4m x 4m (21'1 x 13')

**Bedroom 1**  
4.5m x 2.9m (14'11 x 9'7)

## FIRST FLOOR

**Bedroom 2**  
4m x 3.9m max (3.2m over 1.5m)  
(13'1 x 12'9 max (10'6 over 4'11))

**Bedroom 3**  
3m x 3.9m max (3.2m over 1.5m)  
(10'4 x 12'9 max /10'6 over 4'11)



# ORION

Plots 3, 14, 30, 61, 72, 74, 85 & 99

- 3 Bedrooms
- 2 Bathrooms
- 3 Toilets
- Utility Room
- Study

A generous, spacious and versatile detached three-bedroom home benefiting from a single garage and side by side parking.

The hallway leads through to the study / bedroom four, a useful and versatile space, and to the main accommodation. This comprises kitchen dining room, which overlooks the rear garden, a separate utility, cloakroom and a spacious, airy living room.

Upstairs, the master bedroom has an en suite shower room and there are two further double bedrooms and a family bathroom.

Total Floor Area: 124.5 m<sup>2</sup> / 1340 ft<sup>2</sup>



## GROUND FLOOR

**Study**  
3.4m x 2.1m (11'1 x 7'2)

**Kitchen / Dining**  
5.8m x 3.5m (19'3 x 11'8)

**Utility**  
2.2m x 1.8m (7'5 x 6')

**Lounge**  
5.9m x 3.4m (19'3 x 11'3)



## FIRST FLOOR

**Bedroom 1**  
4.5m max x 3.5m (15' max x 11'8)

**Bedroom 2**  
3.6m x 3.1m (11'11 x 10'4)

**Bedroom 3**  
3.6m x 2.6m (11'11 x 8'6)



# OPAL

Plots 29, 42, 46, 50, 58 & 125

- 3 Bedrooms
- 2 Bathrooms
- 3 Toilets

The Opal, a detached home, provides spacious and comfortable rooms. It also benefits from a single garage and off-road parking.

The ground floor has a large entrance lobby, generous kitchen breakfast room and open plan living/dining room. To complete the ground floor accommodation is a cloakroom and useful storage cupboard.

Upstairs has a master double bedroom with en suite shower room, two further bedrooms, plus the family bathroom.

Total Floor Area: 98.9 m<sup>2</sup> x 1065 ft<sup>2</sup>



## GROUND FLOOR

- Kitchen**  
4.1m x 3.2m (13'6 x 10'6)
- Lounge/Dining Area**  
7.5m x 3.1m (24'9 x 10'5)



## FIRST FLOOR

- Bedroom 1**  
3.7m max x 3.2m (12'4 max x 10'9)
- Bedroom 2**  
3.1m x 2.8m (10'4 x 9'4)
- Bedroom 3**  
3.1m x 2.5m (10'4 x 8'5)



# GOLDINGS

Plots 31, 48, 49, 57, 93, 123, 124 & 129

- 3 Bedrooms
- 2 Bathrooms
- 3 Toilets

The Goldings is a well-proportioned detached three-bedroom home, with a single garage.

The central entrance hallway, with cloakroom off, leads to a generous sized living room to one side of the property and the open-plan kitchen/dining room, to the other. The dining area benefits from French doors leading to rear garden.

Upstairs the master bedroom has an en suite shower room and there are two further generous bedrooms and a family bathroom.

Total Floor Area: 93.5 m<sup>2</sup> / 1006 ft<sup>2</sup>



## GROUND FLOOR

**Kitchen / Dining**  
5.5m x 3.1m (18'1 x 10'3)

**Lounge**  
5.5m x 3.1m (18'1 x 10'2)



## FIRST FLOOR

**Bedroom 1**  
4.5m max x 3.1m (14'11 max x 10'2)

**Bedroom 2**  
3.1m max x 3m (10'3 max x 9'10)

**Bedroom 3**  
3.1m x 2.4m (10'3 x 7'11)



# ATLAS

Plots 7, 8, 38, 39, 53, 54, 59, 60, 64, 65, 94, 95, 100, 101, 115 & 116

3 Bedrooms 2 Bathrooms

3 Toilets

The Atlas is one of our newest house designs and provides substantial, modern rooms, yet still retains traditional attributes. The entrance hall leads to the lounge, cloakroom and to the spacious kitchen / dining room, which runs along the rear of the property. French doors provide light to this bright room and provide access to the rear garden.

The first-floor landing leads to the master bedroom and en-suite shower room, along with the two further large bedrooms and to the family bathroom. This property benefits from a single garage and off-road parking.

**Total Floor Area:** 98m<sup>2</sup> / 1055ft<sup>2</sup>



## GROUND FLOOR

**Kitchen / Diner**  
5.6m max x 5.5m (18'6 max x 18'3)

**Lounge**  
4.2m x 3.0m (13'11 x 10')



## FIRST FLOOR

**Bedroom 1**  
4.4m max x 2.7m (14'6 max x 8'10)

**Bedroom 2**  
3.3m x 3.0m (10'10 x 9'11)

**Bedroom 3**  
3.3m x 2.8m (10'10 x 9'2)



# HARMONY

Plots 9, 10, 27, 28, 40, 41, 55, 56, 82, 83, 111, 112, 113 & 114

- 3 Bedrooms
- 2 Bathrooms
- 3 Toilets

A generous semi-detached three-bedroom home, which benefits from a single garage and off-road parking.

The ground floor comprises hallway, with useful storage cupboard, which leads through to the cloakroom, to the kitchen and to the open plan living/dining room, with understairs storage.

Upstairs the master bedroom has an en suite shower room and there are two further bedrooms plus a family bathroom.

Total Floor Area: 95.6 m<sup>2</sup> / 1029ft<sup>2</sup>



## GROUND FLOOR

- Kitchen**  
3.5m x 2.7m max (11'6 x 8'10 max)
- Lounge / Diner**  
5.5m x 5.2m max (18' x 17'2 max)



## FIRST FLOOR

- Bedroom 1**  
4.8m max x 2.9m (15'9 max x 9'9)
- Bedroom 2**  
2.9m x 3.1m max (9'9 x 10'3 max)
- Bedroom 3**  
3.5m x 2.1m (11'8 x 7')



# PERLE

Plots 11, 12, 51, 52, 70, 71, 96 & 97

- 2 Bedrooms
- 2 Bathrooms
- 3 Toilets

The Perle is a generous two-bedroom semi-detached home with single garage and parking.

The hallway, with useful storage cupboard, leads through to the cloakroom, kitchen and to the open plan living/dining room with patio doors to the garden.

Upstairs the master bedroom has an en suite shower room and there is a second generous bedroom, plus a family bathroom.

Total Floor Area: 76.6 m<sup>2</sup> / 825 ft<sup>2</sup>



## GROUND FLOOR

- Kitchen**  
3.9m x 2.3m max (12'10 x 7'10 max)
- Lounge/Diner**  
4.8m x 4.0m (15'8 x 13'1)



## FIRST FLOOR

- Bedroom 1**  
3.7m max x 3.5m (12'7 max x 11'7)
- Bedroom 2**  
3.6m x 3.2m max (11'10 x 10'8 max)



# EQUINOX

Plots 67, 68, 69 & 86

2 Bedrooms 1 Bathroom

2 Toilets

A spacious semi-detached home with two generous double bedrooms, a well appointed family bathroom and benefiting from a garage and / or off-road parking.

The entrance hall, with a useful storage cupboard, leads to the cloakroom, attractive kitchen and to the generous lounge/dining room.

The first-floor landing gives access to the two large bedrooms which provide spacious, versatile rooms. The bedrooms are served by family bathroom which benefits from a shower over the bath.

**Total Floor Area:** 80m<sup>2</sup> / 861ft<sup>2</sup>



## GROUND FLOOR

**Kitchen**  
3.9m x 2.4m max (12'9 x 7'11 max)

**Lounge / Diner**  
4.7m x 4.4m (15'6 x 14'7)



## FIRST FLOOR

**Bedroom 1**  
4.7m x 3.8m max (15'6 x 12'7 max)

**Bedroom 2**  
3.5m x 3.1m (11'7 x 10'4)



# A REPUTATION FOR QUALITY

Here's an overview of our developments across Norfolk and Suffolk. Those marked in dark green are our current developments.

 <b>1 The Woodcutters</b> Great Ellingham	 <b>2 The Pastures</b> Attleborough	 <b>3 Southacre</b> Attleborough	 <b>4 St Andrew's Court</b> Mildenhall	 <b>5 Crown House</b> Thetford	 <b>6 Hannant's Piece</b> Castle Acre
 <b>7 Greenfield</b> Tacolneston	 <b>8 Lark's Meadow</b> Dereham	 <b>9 Briar Gardens</b> Attleborough	 <b>10 The Hatchery</b> Swaffham	 <b>11 Gardener's Green</b> Hingham	 <b>12 Hus22</b> Drayton
 <b>13 The Dairy Old</b> Cotton	 <b>14 Hus46+</b> Watton	 <b>15 Oak Meadow</b> Shipdham	 <b>16 Swan's Nest</b> Swaffham	 <b>17 The Hops</b> Hingham	 <b>18 The Limes</b> Little Melton
 <b>19 Walnut Tree Fields</b> Mattishall	 <b>20 Hare's Green</b> Watton Green	 <b>21 FIVE</b> Gressenhall	 <b>22 Bluebell Rise</b> Bawdeswell	 <b>23 Taursham Park</b> Taverham	 <b>24 Rokeles Green</b> Watton
 <b>25 Three Squirrels</b> East Harling	 <b>26 Cygnet Rise</b> Swaffham	 <b>27 The Carriages</b> Dereham			



The Carriages Dereham

## 2 BEDROOM

-  Equinox (H-2C)  
Plots 67, 68, 69 & 86
-  Perle (H-2C)  
Plots 11, 12, 51, 52, 70, 71, 96 & 97

## 3 BEDROOM

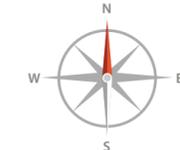
-  Harmony (H-3C)  
Plots 9, 10, 27, 28, 40, 41, 55, 56, 82, 83, 111, 112, 113 & 114
-  Atlas (H-3F)  
Plots 7, 8, 38, 39, 53, 54, 59, 60, 64, 65, 94, 95, 100, 101, 115 & 116
-  Goldings (H-3B)  
Plots 31, 48, 49, 57, 93, 123, 124 & 129
-  Opal (H-3E)  
Plots 29, 42, 46, 50, 58 & 125
-  Orion (H-3D)  
Plots 3, 14, 30, 61, 72, 74, 85 & 99
-  Horizon (H-3G)  
Plots 32, 33 & 34

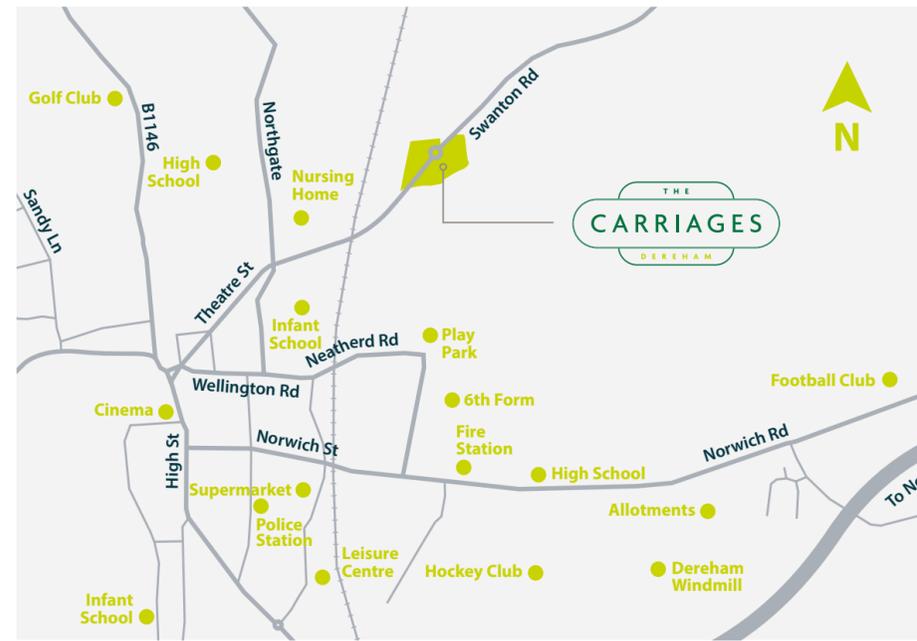
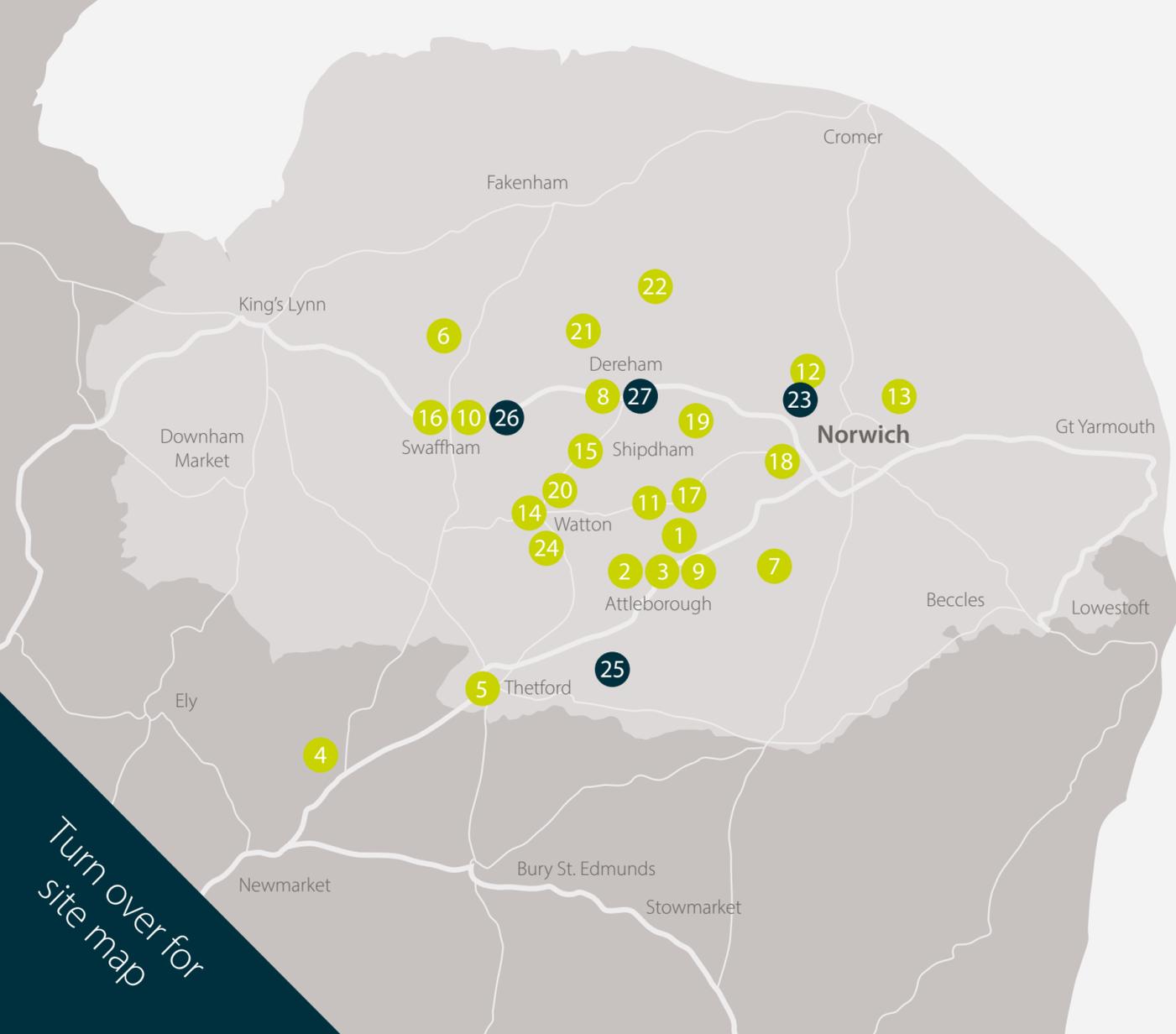
## 4 BEDROOM

-  Greenburg (H-4B)  
Plots 2, 4, 62, 84 & 126
-  Herkules (H-4C)  
Plots 6, 109 & 110
-  Admiral (H-4E)  
Plots 1, 5, 73, 127 & 128
-  Liberty (H-4G)  
Plots 35, 36, 43 & 44
-  Columbus (H-4P)  
Plots 13, 15, 16, 37, 45, 47, 63, 66 & 98

## AFFORDABLE HOUSING

-  Shared Ownership  
Plots 17, 18, 25, 26, 75, 81, 87, 88, 106, 107, 108 & 122
-  Affordable Rent  
Plots 19, 20, 21, 22, 23, 24, 76, 77, 78, 79, 80, 89, 90, 91, 92, 102, 103, 104, 105, 117, 118, 119, 120 & 121





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This brochure is a guide to help you get a feel for the type of homes we are proud to build. The information provided in this brochure is correct at the time of printing but is subject to change. Room dimensions are provided as a guide only. Our customer team are on hand to talk you through the process at every step.

