

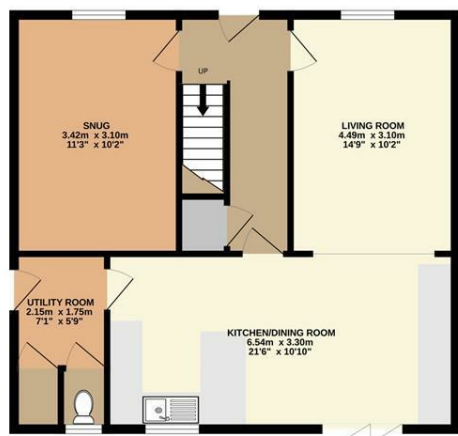


Commercial Road | Dereham | NR19
 Guide Price £575,000

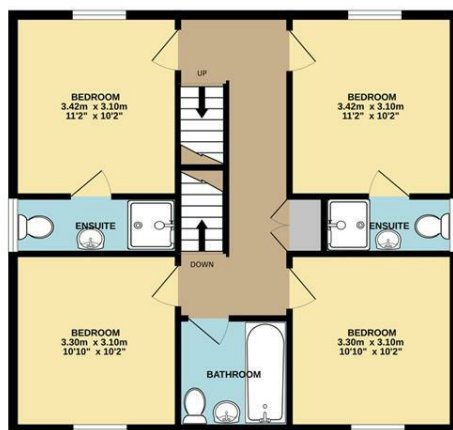
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

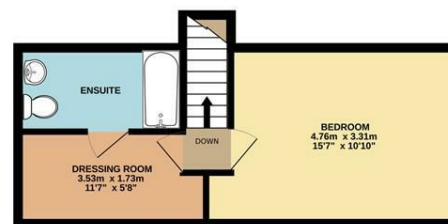
GROUND FLOOR
64.6 sq.m. (695 sq.ft.) approx.



1ST FLOOR
64.6 sq.m. (695 sq.ft.) approx.



2ND FLOOR
28.0 sq.m. (301 sq.ft.) approx.



TOTAL FLOOR AREA : 157.1 sq.m. (1692 sq.ft.) approx.

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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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abbotFox Land & New Homes presents this elegant new build home on the edge of Dereham's town centre.

Approaching 2000sqft of carefully considered accommodation comprising briefly; a spacious reception hall, utility room, cloakroom, kitchen family room, living room and snug.

Four bedrooms can be found on the first floor, the principle bedroom and guest bedrooms with en suites, there is a family bathroom also. The second floor provides a further bedroom, dressing room and en suite.

Fitted with solar panels and a Tesla power wall, the home will use little to no electricity. The heating will be air source.

Outside, the property is set back from the road and is approached via a private driveway. The property will have an electrically operated gated entrance that will lead to parking for several vehicles and a detached garage. There will be a good sized rear garden with patio area. The boundary is mostly walled.

Guide £575,000 - £625,000

