



**Atlas, The Carriages, Dereham, NR20 4DW**



welcome to

## Atlas, The Carriages, Dereham

PLOT 65 - Total floor area: 98m<sup>2</sup> / 1055ft<sup>2</sup> - The Atlas is one of the newest house types and is a fantastic 3 bedroom semi-detached home with a fully fitted open-plan kitchen/dining room, master bedroom en suite, easterly facing garden, EV charger & single garage!!



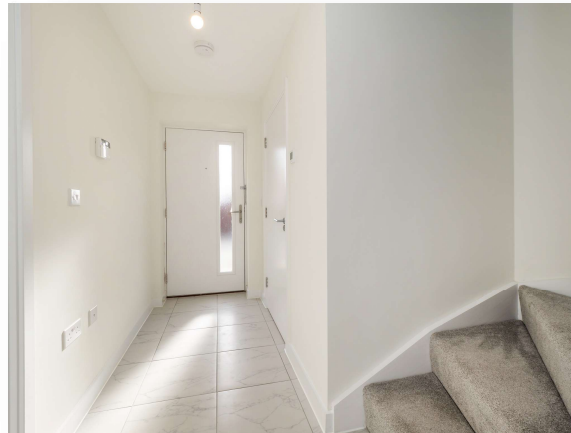
THE  
CARRIAGES  
DEREHAM

SHOW HOME & SALES OFFICE NOW OPEN  
Thursday – Monday 10am – 4pm  
Swanton Road, Dereham, NR20 4DW

The Carriages offers an exceptional collection of thoughtfully designed EPC 'A' rated 2, 3 & 4 bedroom energy efficient homes, built on the edge of Neatherd Moor, Dereham.

Abel Homes  
01362692238  
dereham@williamhbrown.co.uk

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THE  
CARRIAGES  
DEREHAM

## The Accommodation

### As Standard

### Entrance Hall

### Ground Floor W.C

### Lounge

13' 1" x 10' ( 3.99m x 3.05m )

### Open-Plan Kitchen/Dining Room

18' 6" max x 18' 3" ( 5.64m max x 5.56m )

### First Time Landing

### Master Bedroom

8' 10" x 14' 6" ( 2.69m x 4.42m )

### En-Suite Shower Room

8' 10" x 14' 6" ( 2.69m x 4.42m )

### Bedroom 2

9' 11" x 10' 10" ( 3.02m x 3.30m )

### Bedroom 3

10' 10" x 9' 11" ( 3.30m x 3.02m )

### Bathroom

### Outside

### Garage

### Agents Note

Call us on 01273 300000

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## Atlas, The Carriages, Dereham

- Close proximity to town centre
- Brand new 3 bedroom semi-detached house Total floor area: 98m<sup>2</sup> / 1055ft<sup>2</sup>
- Fully fitted open-plan kitchen/dining room with integrated Bosch appliances
- Under floor and radiator heating via air source heat pump
- UPVC triple glazed windows and solar PV

Tenure: Freehold EPC Rating: Exempt

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DRM117919](http://williamhbrown.co.uk/Property/DRM117919)



Property Ref:  
DRM117919 - 0003

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