



**Plot 123 Goldings, The Carriages, Dereham, NR20 4DW**

**welcome to**

**Plot 123 Goldings, The Carriages, Dereham**

PLOT 123 - Total floor area: 93.5 m<sup>2</sup> / 1006 ft<sup>2</sup> - The Goldings is a predicted 'A' rated 3 bedroom detached family home, offering generous accommodation including an open-plan kitchen/dining room, master bedroom en suite, south-easterly facing garden, solar PV, driveway, EV charger & 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@williambrown.co.uk william h brown

A central promotional card with a dark background and yellow accents. It contains contact information and logos for Abel Homes and William Brown. At the bottom, there are four small square images showing different parts of the property: the exterior, the kitchen, the living area, and the garden.



## The Accommodation

### As Standard

### Entrance Hall

### Ground Floor W.C

### Lounge

18' 1" x 10' 2" ( 5.51m x 3.10m )

### Open-Plan Kitchen/ Dining Room

18' 1" x 10' 3" ( 5.51m x 3.12m )

### First Floor Landing

### Master Bedroom

14' 11" max x 10' 2" ( 4.55m max x 3.10m )

### En Suite Shower Room

### Bedroom 2

10' 3" max x 9' 10" ( 3.12m max x 3.00m )

### Bedroom 3

10' 3" x 7' 11" ( 3.12m x 2.41m )

### Family Bathroom

### Outside

### Garage

### Agents Note

### Site Opening Times

welcome to

## Plot 123 Goldings, The Carriages, Dereham

- Total floor area: 93.5 m<sup>2</sup> / 1006 ft<sup>2</sup>
- Brand new 3 bedroom detached house
- Open-plan kitchen/dining room with French doors to the rear garden
- En suite shower room and separate family bathroom
- Under floor and radiator heating via air source heat pump

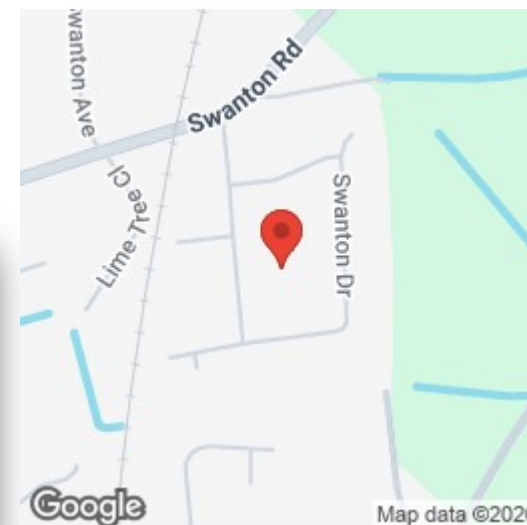
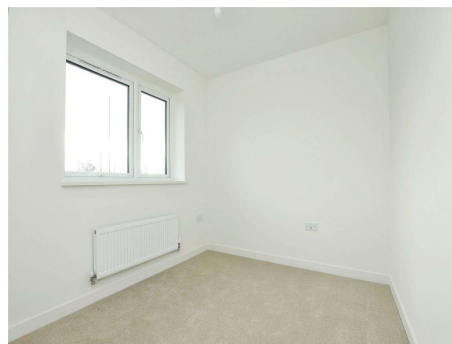
Tenure: Freehold EPC Rating: Exempt

### directions to this property:

Sat Nav Postcode: NR20 4GJ

What3words:///musically.enhanced.tomato

# £335,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DRM117799](https://www.williamhbrown.co.uk/Property/DRM117799)



Property Ref:  
DRM117799 - 0003

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