



Plot 74, The Orion, The Carriages, Dereham, NR20 4DW

welcome to

Plot 74, The Orion, The Carriages, Dereham

PLOT 74 - Total floor area: 124.5 m² / 1340 ft² - The Orion, a spacious 3 bedroom house with an open-plan fully fitted kitchen/dining room, integrated appliances, study/family room, en suite, south-west facing garden, EV charger, single garage and side by side parking PLUS overlooking Neatherd Moor.



Abel Homes is a family owned and run business based in Watton, established in the early 1990s, building family homes, principally in the county's market towns. They carefully select architects with the necessary local knowledge and experience to ensure an outcome that is sympathetic to the existing neighbourhood. The Carriages offers an exceptional collection of 216 thoughtfully designed homes, built to meet the demands of modern living.

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.

Ready for living - All rooms fitted with your choice of floor covering as standard.*

Fully fitted kitchens - Your choice of kitchen units, worktops and handles. Equipped with Bosch appliances.*

Fibre to your home - Every home is equipped with BT's fibre broadband to the premises.

A sense of space - Generous and versatile rooms, with gardens, a single garage and side by side parking.

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

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

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

The Accommodation

As Standard

Entrance Hall

Study / Bedroom 4

11' 1" x 7' 2" (3.38m x 2.18m)

Inner Hallway

Ground Floor W.C

Lounge

19' 3" x 11' 3" (5.87m x 3.43m)

Open-Plan Kitchen/ Dining Room

19' 3" x 11' 8" (5.87m x 3.56m)

Utility Room

7' 5" x 6' (2.26m x 1.83m)

First Floor Landing

Master Bedroom

15' x 11' 8" (4.57m x 3.56m)

En Suite Shower Room

Bedroom 2

11' 11" x 10' 4" (3.63m x 3.15m)

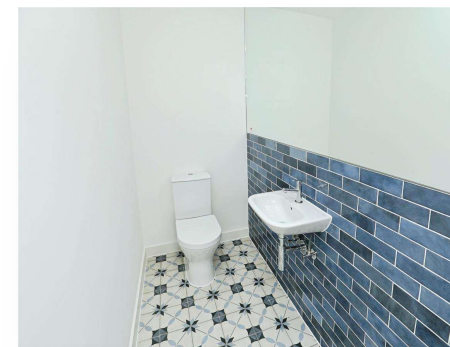
Bedroom 3

11' 11" x 8' 6" (3.63m x 2.59m)

Family Bathroom

Outside

Garage



view this property online williamhbrown.co.uk/Property/DRM118222

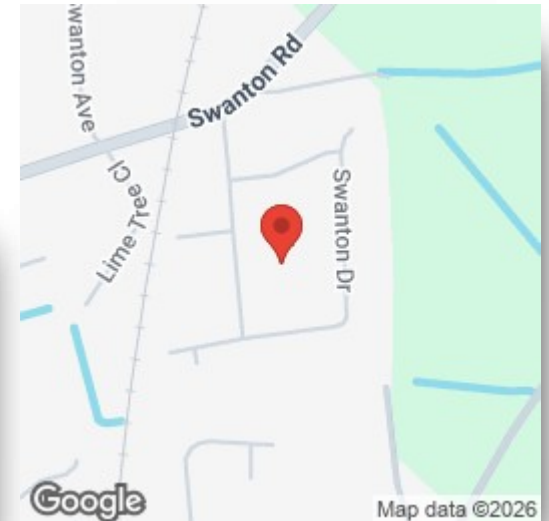
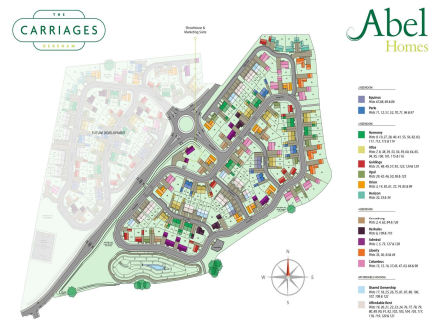


welcome to

Plot 74 The Orion, The Carriages, Dereham

- Total floor area: 124.5 m² / 1340 ft²
- Predicted EPC 'A' rating
- Brand new energy efficient and versatile 3/4 bedroom detached house overlooking Neatherd Moor
- Open-plan fully fitted kitchen/dining room with integrated appliances
- Under floor and radiator heating via air source heat pump

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DRM118222](https://www.williamhbrown.co.uk/Property/DRM118222)



Property Ref:
DRM118222 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)