



Roundhouse Way, Yaxham, Dereham, NR19 1FX

welcome to

Roundhouse Way, Yaxham, Dereham

OPEN WEEKEND SATURDAY MAY 23RD-MONDAY MAY 25TH 10-2

Plot 14 The Ellingham is thoughtfully designed throughout, occupying an edge of development position FLOORED AND FINISHED. The home can be finished as a 3 or 4 bed family home. When finished as a 3 bedroom it has a separate dressing room!!



Entrance Hall

Door to front, stairs rising to first floor landing, underfloor heating.

The Accommodation Cloakroom

WC, hand wash basin, underfloor heating and uPVC window to side aspect.

Lounge

11' 5" x 18' 2" (3.48m x 5.54m)
uPVC window to front aspect, underfloor heating, double doors opening to kitchen/dining room.

Kitchen/Dining Room

11' 5" x 19' 8" (3.48m x 5.99m)
uPVC window to rear aspect, a generous range of wall and base units with worktops and tiled splashback, inset stainless steel sink and drainer, Neff stainless steel double oven, gas hob, extractor, integrated dishwasher and fridge freezer, underfloor heating, under stairs storage cupboard, French doors opening to the rear garden.

First Floor Landing

uPVC window to side aspect, airing cupboard, radiator.

Master Bedroom

11' 4" x 9' 10" (3.45m x 3.00m)
uPVC window to front aspect, radiator, door opening to en suite shower room, opening to dressing area.

Dressing Area

8' x 7' 7" (2.44m x 2.31m)
Dressing Area

En-Suite

uPVC window to side aspect, shower enclosure fitted with Mira thermostatically controlled shower including drencher head, WC, hand wash vanity, towel warmer radiator.

Bedroom Two

11' 8" x 8' 7" (3.56m x 2.62m)

uPVC window to rear aspect, radiator.

Bedroom Three

8' 3" x 7' 8" (2.51m x 2.34m)
uPVC window to rear aspect, radiator.

Bathroom

uPVC window to side aspect, bath with shower mixer taps, WC, hand wash vanity, towel warmer radiator.

Outside

Single garage, off street parking, driveway to be finished with block paviour, paving slab patio, turfed or planted front garden, external tap.

Benefits Of A Badger Home

ENERGY EFFICIENCY

With ever rising fuel costs why not reduce your utility bills with the following energy efficient features:

- High efficiency air source heat pumps for heating and hot water
 - Heating systems controlled with thermostatic radiator valves and zoned underfloor heating thermostats
 - High performance double glazed windows and doors.
 - 450mm (18") thick multi-layered fibreglass insulation quilt to roof space.
 - High performance insulation to cavity walls.
 - High performance insulation to ground floors.
 - Low energy lighting to all rooms.
- Compare this to your existing home and realise the benefits!

EXCEPTIONAL BUILD QUALITY AND DESIGN

We employ expert local craftsmen using the highest quality building materials.
Our construction techniques are constantly being developed and refined.

OUTSTANDING SPECIFICATION

Take a look at our impressive range of features all included as standard.

ADD YOUR PERSONAL TOUCHES

Choice of kitchen units, wall tiling and general finishes - subject to stage of construction.

HELPFUL PROFESSIONAL STAFF

Our friendly, knowledgeable staff offer you well informed assistance and guidance when required.

EXCELLENT SECURITY FEATURES

Keeping your home safe and secure with multi point locking to front and rear doors, intruder alarms and external lighting to both the front and rear of the property.

MINIMAL EXTERNAL MAINTENANCE

Using PVCu windows, guttering, fascia and bargeboards minimising maintenance for years to come.

TEN YEAR NEW BUILD STRUCTURAL WARRANTY

Giving you complete peace of mind.

CONTINUED AFTER SALES CARE

Provided by our dedicated team of on site staff.

Agents Note

The dimensions, photographs & CGI's are provided as a guide only. Some items pictured may not be included as part of the standard specification

There will be an annual management charge of approximately £264.13 to cover the upkeep and maintenance of the specified shared areas within the development.

Please be advised the actual postcode for this home is NR19 1FX.

Epc Rating

Predicted B

Location



view this property online williamhbrown.co.uk/Property/DRM117968



welcome to

Roundhouse Way, Yaxham, Dereham

- OPEN WEEKEND SATURDAY MAY 23RD-MONDAY MAY 25TH 10-2
- Brand New 3/4 Bedroom Detached Family House FULLY FLOORED THROUGHOUT
- Private Edge Of The Development Position
- Master Bedroom With En Suite And Versatile Dressing Area
- South Facing Garden, Providing Prolonged Sun Through The Day

Tenure: Freehold EPC Rating: Exempt

£365,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DRM117968](https://www.williamhbrown.co.uk/Property/DRM117968)



Property Ref:
DRM117968 - 0002

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.



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