



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

welcome to

## Opal The Carriages, Dereham

PLOT 125 - Total floor area: 98.9 m<sup>2</sup> x 1064.5 ft<sup>2</sup> - The Opal is a three bedroom detached family home, providing spacious and comfortable rooms, including an open-plan lounge/dining room, fully fitted kitchen with integrated Bosch appliances, master bedroom en suite, EV charger, driveway and 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.

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THE  
CARRIAGES  
DEREHAM

## The Accommodation

The Opal, a detached home, provides spacious and comfortable rooms. It also benefits from a single garage and off-road parking. The ground floor has a large entrance lobby, generous kitchen breakfast room and open plan living/dining room. To complete the ground floor accommodation is a cloakroom and useful storage cupboard. Upstairs has a master double bedroom with en suite shower room, two further bedrooms, plus the family bathroom.

## As Standard

Abel Homes are proud to provide a friendly, reliable and first class customer service. Their homes are built and finished to a very high standard, each benefitting from thoughtful design, energy-efficiency and low maintenance. The specification will make you feel comfortable from the day you move in. You'll know you've made the right move. Choices of kitchens, tiles, flooring and more, subject to build stage.

## Entrance Hall

Staircase rising to the first floor landing, flooring, under floor heating, doors opening to the kitchen and lounge/dining room, further door opening to:

## Ground Floor W.C

Suite comprising low level w.c and hand wash basin, under floor heating, tiled flooring, part tiled walls, UPVC triple glazed frosted window to the side aspect.

## Kitchen

13' 6" x 10' 6" ( 4.11m x 3.20m )

A range of fitted wall and base kitchen units with work surfaces over and "soft close" doors, inset 1 1/2 bowl sink and drainer, integrated Bosch oven and hob with extractor hood over, integrated dishwasher, integrated fridge-freezer, under floor heating, tiled flooring, UPVC triple glazed window to front aspect, opening to:

## Open-Plan Lounge/Dining Room

24' 9" x 10' 5" ( 7.54m x 3.17m )

Flooring, underfloor heating, media plate, UPVC triple glazed windows to side and rear aspects, UPVC double glazed French doors opening to the rear garden.

## First Floor Landing

Flooring, airing cupboard, radiator, UPVC triple glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

## Master Bedroom

12' 4" max x 10' 9" ( 3.76m max x 3.28m )

Flooring, radiator, UPVC triple glazed window overlooking the front aspect, door opening to:

## En Suite Shower Room

Suite comprising low level w.c, hand wash basin with chrome taps and shower cubicle with glazed sliding door and shower unit, choice of Protek flooring\*, choice of ceramic wall tiles for specified areas\*, heated towel rail, UPVC triple glazed frosted window overlooking the rear aspect.

## Bedroom 2

10' 4" x 9' 4" ( 3.15m x 2.84m )

Flooring, radiator, UPVC triple glazed window overlooking the rear aspect.

## Bedroom 3

10' 4" x 8' 5" ( 3.15m x 2.57m )

Flooring, radiator, UPVC triple glazed window overlooking the rear aspect.

## Family Bathroom

Suite comprising low level w.c, hand wash basin with chrome taps and panelled bath with chrome mixer taps, choice of Protek flooring\*, choice of ceramic wall tiles for specified areas\*, heated towel rail, UPVC triple glazed frosted window overlooking the front aspect.

## Outside

Fully enclosed rear garden with timber gate accessing the front. There is also a garage and

driveway, providing off-road parking and an EV charging point.

## Garage

Power and light, remote controlled electric garage door.

## 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 and you are able to make your own specification choices at the time of reservation, subject to build stage.

## Site Opening Times

The show home opening hours are Thursday - Monday 10:00am - 4:00pm.

Please contact William H Brown, Dereham for further information.

## Location

Dereham is a bustling market town steeped in history and surrounded by natural beauty. At The Carriages, you are perfectly placed to enjoy all the charm and convenience this vibrant town has to offer, yet with the tranquillity and beauty of Neatherd Moor close by. Neatherd Moor is one of Dereham's most treasured gems, a peaceful expanse of heathland and woodland that's ideal for walking, picnicking, and immersing yourself in nature. It's a haven for wildlife and a cherished retreat for the local community. For transport links, Dereham boasts easy access to Norwich and beyond via the A47. The nearby Mid-Norfolk Railway offers a unique way to explore the area, with scenic journeys on heritage steam and diesel trains, a delight for both residents and visitors. In the town itself, you'll find everything you need: a variety of independent shops, supermarkets, cafes, restaurants and a weekly market, along with a range of schools and healthcare facilities. Combine this with the stunning Norfolk countryside on your doorstep and Dereham offers the perfect balance of town and rural life.



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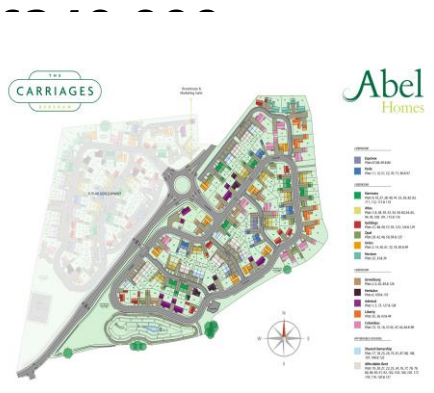
- Total floor area: 98.9 m<sup>2</sup> x 1064.5 ft<sup>2</sup>
- Brand new predicted 'A' rated 3 bedroom detached house
- Generous fully fitted kitchen with integrated Bosch appliances
- Open-plan lounge/dining room with French doors to the rear garden
- En suite shower room and separate family bathroom

Tenure: Freehold EPC Rating: Exempt

### directions to this property:

Sat Nav Postcode: NR20 4GJ

What3words:///musically.enhanced.tomato



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM117349 - 0003

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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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