



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

**welcome to**

**The Carriages, Dereham**

PLOT 127 - Total floor area: 161 m<sup>2</sup> / 1733 ft<sup>2</sup> - The Admiral is a spacious 4 bedroom detached house, offering open-plan living accommodation with a fully fitted kitchen/breakfast room, lounge/dining area, en suite, generous private rear garden, driveway parking, EV charger and double garage!



THE  
**CARRIAGES**  
DEREHAM

**The Accommodation**

**As Standard**

**Entrance Hall**

**Ground Floor W.C**

**Lounge**

20' 8" x 13' 10" ( 6.30m x 4.22m )

**Dining Area**

13' 6" x 13' ( 4.11m x 3.96m )

**Kitchen / Breakfast Room**

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

**Utility Room**

7' 10" x 6' 7" ( 2.39m x 2.01m )

**First Floor Landing**

**Master Bedroom**

18' 1" max x 10' 4" ( 5.51m max x 3.15m )

**Dressing Room**

6' 10" x 4' 9" ( 2.08m x 1.45m )

**En Suite Shower Room**

**Bedroom 2**

13' 10" x 10' 2" ( 4.22m x 3.10m )

**Bedroom 3**

16' 1" max x 10' 4" ( 4.90m max x 3.15m )

**Bedroom 4**

12' 1" x 10' ( 3.68m x 3.05m )

welcome to

## The Carriages, Dereham

- Total floor area: 161 m<sup>2</sup> / 1733 ft<sup>2</sup>
- Brand new spacious 4 bedroom detached house with a range of upgrades
- Contemporary living with open-plan accommodation
- Fully fitted kitchen/breakfast room and separate utility room
- Under floor and radiator heating via air source heat pump

Tenure: Freehold EPC Rating: Exempt

# £492,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM118073 - 0002

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