



Columbus, The Carriages, Dereham, NR20 4DW

welcome to

Columbus, The Carriages, Dereham

PLOT 47 - The Columbus, 2nd biggest plot of the development, is a spacious detached family home with double bedroom, open-plan fully fitted kitchen/breakfast room, separate dining area, study, utility room, 2 en suites, very generous south-easterly garden & double garage!



WOW- a STUNNING PLOT non-overlooked garden

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 rooms and gardens, with a double garage and parking space.

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

Ground Floor W.C

Lounge

15' 6" x 15' 4" (4.72m x 4.67m)

Study

10' 6" x 6' 5" (3.20m x 1.96m)

Kitchen/ Breakfast Area

21' x 12' 10" (6.40m x 3.91m)

Dining Area

14' 2" x 12' 7" (4.32m x 3.84m)

Utility Room

7' 5" x 5' 7" (2.26m x 1.70m)

First Floor Landing

Master Bedroom

15' 6" x 15' 2" (4.72m x 4.62m)

En Suite Shower Room

Bedroom 2

14' 1" x 11' 8" (4.29m x 3.56m)

En Suite Shower Room

Bedroom 3

14' 10" x 10' 3" Max (4.52m x 3.12m Max)

Bedroom 4

11' x 10' 1" (3.35m x 3.07m)



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- Total floor area: 167.1 m² / 1799 ft²
- Predicted EPC 'A' rating
- 2nd biggest plot of the development
- Open-plan fully fitted kitchen/breakfast room/dining room with integrated appliances
- 2 En suite shower rooms and separate family bathroom

Tenure: Freehold EPC Rating: Exempt

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM118195 - 0009

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.

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