



Herkules, Swanton Drive, Dereham, NR20 4DW

welcome to

Herkules, Swanton Drive, Dereham

PLOT 109 - The Herkules is a contemporary home, designed with modern-day living in mind, providing spacious and versatile accommodation. Boasting an open-plan fully fitted kitchen/dining room with integrated appliances, study, north-westerly rear garden, solar PV, EV charger & double garage!



THE CARRIAGES
DEREHAM

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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.

Abel Homes
01362692238
dereham@williambrown.co.uk

william h brown

A row of four small images: a house exterior, a kitchen, a living room, and a garden.



The Accommodation

As Standard

Entrance Hall

Ground Floor W.C

Study

8' 1" x 7' 9" (2.46m x 2.36m)

Open-Plan Kitchen/ Dining Room

18' 6" x 16' 10" max (5.64m x 5.13m max)

Lounge

18' 10" x 14' 3" (5.74m x 4.34m)

First Floor Landing

Master Bedroom

15' max x 9' 6" min narrowing to 13' 6" (4.57m max x 2.90m min narrowing to 4.11m)

En Suite Shower Room

Bedroom 2

13' 6" max x 11' 2" (4.11m max x 3.40m)

Bedroom 3

11' 7" max x 10' 11" (3.53m max x 3.33m)

Bedroom 4

10' 9" x 7' 7" (3.28m x 2.31m)

Family Bathroom

Outside

welcome to

Herkules, Swanton Drive, Dereham

- Total floor area: 137.9 m² / 1484.3 ft²
- Brand new spacious and versatile 4 bedroom detached family house
- Impressive lounge and useful study room
- Open-plan fully fitted kitchen/dining room with integrated appliances
- 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

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117755



Property Ref:
DRM117755 - 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