

COMING SOON



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

**welcome to**

## **Perle, The Carriages, Dereham**

- Total Floor Area 76.6 m<sup>2</sup> / 824.5 ft<sup>2</sup>
- Brand new, predicted EPC 'A' rated 2 bedroom semi-detached house
- Fully fitted kitchen with integrated Bosch appliances
- En suite shower room and separate family bathroom
- South-west facing rear garden, EV charging point, garage and driveway

Tenure: Freehold EPC Rating: Exempt

**£265,000**

PLOT 70 - Total Floor Area 76.6 m<sup>2</sup> / 824.5 ft<sup>2</sup> - The Perle is a generous predicted 'A' rated 2 bedroom semi-detached house with an open-plan lounge/dining room, fully fitted kitchen with integrated Bosch appliances, master bedroom en suite, south-west facing rear garden, EV charger & single garage!!



### **The Accommodation**

**As Standard**

**Entrance Hall**

**Ground Floor W.C**

**Kitchen**

12' 10" x 7' 10" max ( 3.91m x 2.39m max )

**Open-Plan Lounge / Dining Room**

15' 8" x 13' 1" ( 4.78m x 3.99m )

**First Floor Landing**

**Master Bedroom**

12' 7" max x 11' 7" ( 3.84m max x 3.53m )

**En Suite Shower Room**

**Bedroom 2**

11' 10" x 10' 8" max ( 3.61m x 3.25m max )

**Family Bathroom**

**Outside**

**Garage**

**Agents Note**

**Site Opening Times**

**Location**

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**Property Ref:**

DRM117856 - 0003

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