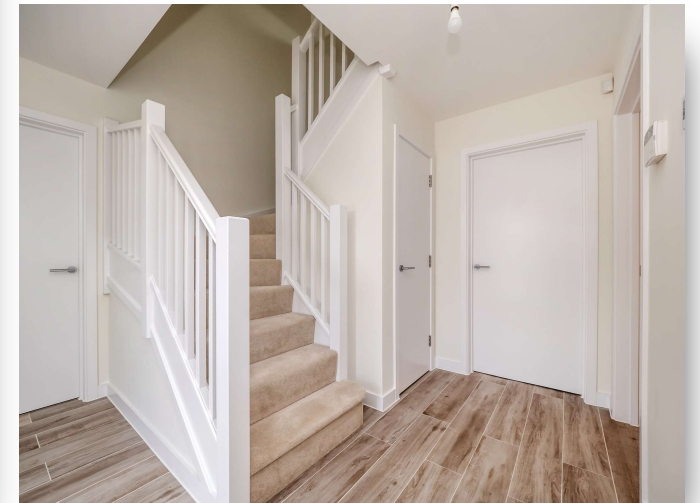




Liberty, Plot 43, The Carriages, Dereham, NR20 4DW

welcome to

Liberty, Plot 43, The Carriages, Dereham

Plot 43 The Liberty is a spacious 4 double bedroom detached family home providing versatile living accommodation. Benefitting from a generous kitchen/dining room, utility room, ground floor cloakroom, lounge and separate snug, together with en suite facilities and solar PV!!



The Liberty is a detached four bedroom home with a rear garden and double garage. On entering the property, you are welcomed by the entrance hallway with a turned staircase leading to the first floor landing. The hall leads to a ground floor cloakroom, large open-plan kitchen/dining room, generous lounge and separate snug. The property also benefits from a useful utility room. Upstairs, the master bedroom offers an en suite shower room and there are three further double bedrooms and a family bathroom.

Ready for living - All rooms fitted with your choice of floor covering as standard*

Fully fitted kitchens - Your choice of kitchens, tiles, flooring and more* with integrated Bosch appliances

Fibre to your home - Every home is equipped with BT's fibre broadband - up to 40 times faster than copper broadband

A sense of space - Generous rooms and gardens, with a garage and parking space for every home

Triple glazed windows to every home - Helping to increase energy efficiency, whilst reducing levels of outside noise

Solar PV - Buyers will own their Photovoltaic (PV) system, enjoying the clean energy generated and lower electricity bills

EV chargers - All properties have electric vehicle charging points

Air source heat pumps - Highly efficient air source heat pump with split zoned temperature setting

The Accommodation

As Standard

Entrance Hall

Ground Floor W.C

Family Room

11' 10" x 10' 7" (3.61m x 3.23m)

Open-Plan Kitchen/ Dining Room

Kitchen Area

15' x 12' 2" (4.57m x 3.71m)

Dining Area

16' 11" x 11' 10" (5.16m x 3.61m)

Utility Room

8' 1" x 6' 5" (2.46m x 1.96m)

First Floor Landing

Master Bedroom

12' 9" x 11' 7" (3.89m x 3.53m)

En Suite Shower Room

Bedroom 2

14' max narrowing to 12' 1" x 10' 8" (4.27m max narrowing to 3.68m x 3.25m)

Bedroom 3

12' 9" x 9' 10" (3.89m x 3.00m)

Bedroom 4

10' 9" narrowing to 8' 6" min x 10' 5" max (3.28m narrowing to 2.59m min x 3.17m)

Family Bathroom



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welcome to

Liberty Plot 43, The Carriages, Dereham

- Total floor area: 162m² / 1743ft²
- Brand new 4 double bedroom detached house
- En suite shower room & separate family bathroom
- Large open-plan kitchen/dining room
- Lounge & separate snug

Tenure: Freehold EPC Rating: Exempt

£505,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM118278



Property Ref:
DRM118278 - 0002

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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