

property details **approval form**

Goldings, Plot 48 The Carriages, Dereham, Norfolk, England, NR20 4DW

Date: 23 June 2026

Property Ref and Version: DRM118249 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Property Images
7. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£340,000 Tenure: Freehold

>> **key features**

- > Total floor area: 93.5 m² / 1006 ft²
- > Open-plan kitchen/dining room with French doors to the rear garden
- > Brand New 3 bedroom detached house
- > En suite shower room and separate family bathroom
- > Under floor and radiator heating via air source heat pump
- > UPVC triple glazed windows and solar PV
- > Generous west-facing corner plot

>> **short description**

PLOT 48 - The Goldings is a predicted 'A' rated 3 bedroom detached family home on an enviable corner plot, offering generous accommodation including an open-plan kitchen/dining room with French doors to the rear garden, master bedroom en suite, solar PV, driveway, EV charger & garage!

>> **long description**

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 single 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.

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

* Extensive range of specification choices, subject to build stage.

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>> room description

Accommodation

The Goldings is a well-proportioned detached three-bedroom home, with a single garage. The central entrance hallway, with cloakroom off, leads to a generous sized living room to one side of the property and the open-plan kitchen/dining room, to the other. The dining area benefits from French doors leading to rear garden. Upstairs the master bedroom has an en suite shower room and there are two further generous bedrooms and a family bathroom.

As Standard

Abel Homes are proud to provide a friendly, reliable and first class customer service. Their homes are built and finished to a very high standard, each benefitting from thoughtful design, energy-efficiency and low maintenance. The specification will make you feel comfortable from the day you move in. You'll know you've made the right move. Choices of kitchens, tiles, flooring and more, subject to build stage.

Entrance Hall

Staircase rising to the first floor landing, flooring, under floor heating, under-stairs storage cupboard, doors opening to the kitchen/dining room and lounge, further door opening to

Ground Floor W.C

Suite comprising low level w.c and hand wash basin, under floor heating, tiled flooring, part tiled walls, UPVC triple glazed frosted window to the rear aspect.

Lounge

18' 1" x 10' 2" (5.51m x 3.10m)

Flooring, underfloor heating, media plate, triple-aspect UPVC triple glazed windows to the front, side and rear aspects.

Open-Plan Kitchen/Dining Room

18' 1" x 10' 3" (5.51m x 3.12m)

A range of fitted wall and base kitchen units with work surfaces over and "soft close" doors, inset 1 1/2 bowl sink and drainer, integrated Bosch oven and hob with extractor hood over, integrated dishwasher, integrated fridge-freezer, under floor heating, tiled flooring, triple aspect with UPVC triple glazed window to the front aspect, UPVC double glazed French doors opening to the rear garden, UPVC double glazed external entrance door opening to the side aspect.

First Floor Landing

Flooring, airing cupboard, radiator, UPVC triple glazed window overlooking the rear aspect, doors opening to all bedrooms and the family bathroom.

Master Bedroom

14' 11" max x 10' 2" (4.55m max x 3.10m)

Flooring, radiator, UPVC triple glazed window overlooking the rear aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, hand wash basin with chrome taps and shower cubicle with glazed sliding door and shower unit, choice of Protek flooring*, choice of ceramic wall tiles for specified areas*, heated towel rail, UPVC triple glazed frosted window overlooking the front aspect.

Your William H Brown office: 3 Market Place, DEREHAM, Norfolk, NR19 2AW

T 01362 692238 **E** Dereham@williamhbrown.co.uk

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Bedroom 2

Flooring, radiator, UPVC triple glazed window overlooking the front aspect.

Bedroom 3

10' 3" x 7' 11" (3.12m x 2.41m)

Flooring, radiator, UPVC triple glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin with chrome taps and panelled bath with chrome mixer taps, choice of Protek flooring*, choice of ceramic wall tiles for specified areas*, heated towel rail, UPVC triple glazed frosted window overlooking the front aspect.

Outside

Fully enclosed generous rear garden with timber gate accessing the front. There is also a garage and driveway, providing off-road parking and an EV charging point.

Garage

Power and light, remote controlled electric garage door.

Agents Note

The dimensions, photographs & CGI's are provided as a guide only. Some items pictured may not be included as part of the standard specification and you are able to make your own specification choices at the time of reservation, subject to build stage.

Site Opening Times

The show home opening hours are Thursday - Monday 10:00am - 4:00pm.

Please contact William H Brown, Dereham on 01362692238 for further information.

Location

Dereham is a bustling market town steeped in history and surrounded by natural beauty. At The Carriages, you are perfectly placed to enjoy all the charm and convenience this vibrant town has to offer, yet with the tranquillity and beauty of Neatherd Moor close by. Neatherd Moor is one of Dereham's most treasured gems, a peaceful expanse of heathland and woodland that's ideal for walking, picnicking, and immersing yourself in nature. It's a haven for wildlife and a cherished retreat for the local community. For transport links, Dereham boasts easy access to Norwich and beyond via the A47. The nearby Mid-Norfolk Railway offers a unique way to explore the area, with scenic journeys on heritage steam and diesel trains, a delight for both residents and visitors. In the town itself, you'll find everything you need: a variety of independent shops, supermarkets, cafes, restaurants and a weekly market, along with a range of schools and healthcare facilities. Combine this with the stunning Norfolk countryside on your doorstep and Dereham offers the perfect balance of town and rural life.

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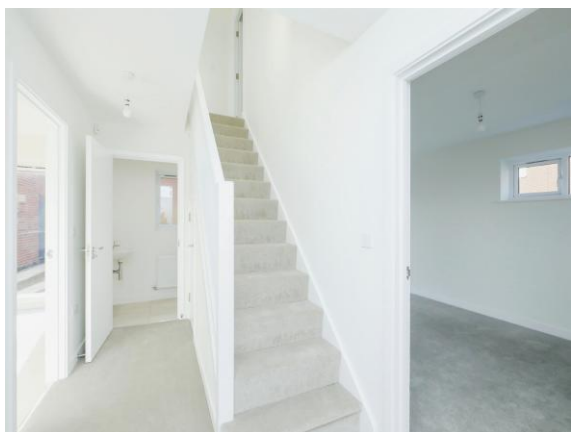
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>> **property images**



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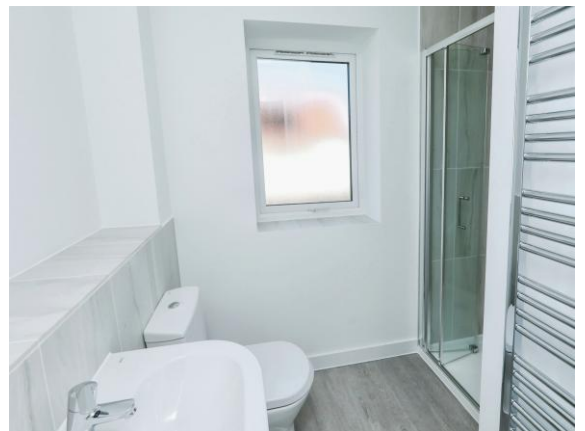
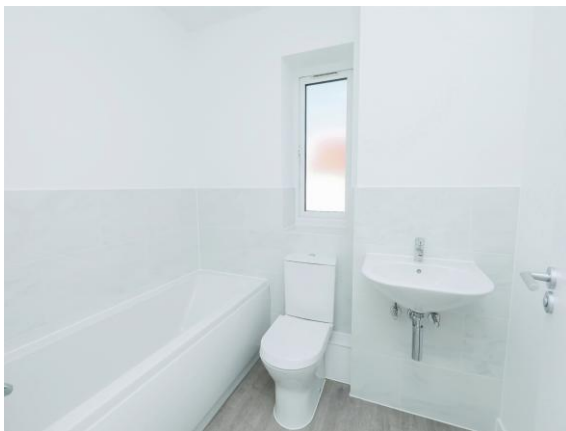
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>> **property images**



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>> floor plan



>> approval

Signature

Date

Paul Reilly		
Paul Le Grice Abel Homes Ltd		

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