



Westfield Acre, Dereham Road,  
Westfield, Dereham, NR19 1QG

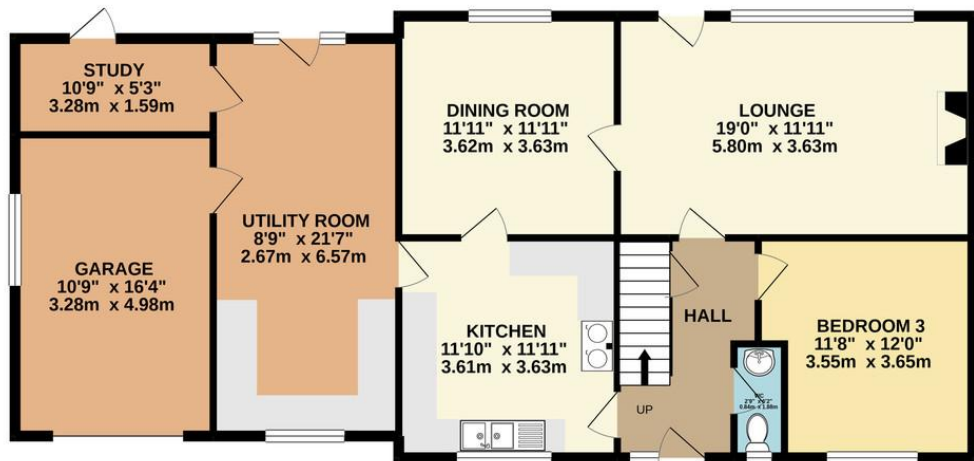
Guide of £450,000 to £500,000

**\*\* CHAIN FREE \*\***

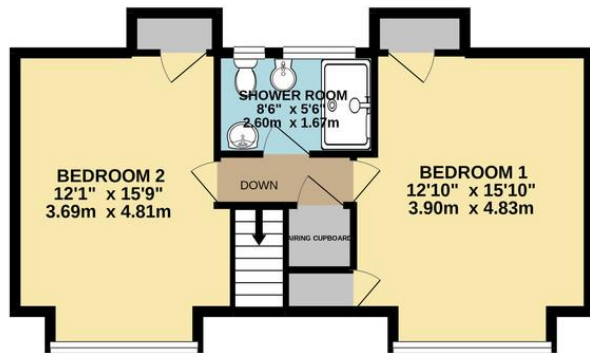
ATTIK are delighted to present this fabulous secluded three bedroom chalet bungalow on a mature one acre plot with numerous outbuildings/garages/workshops, solar water heating and PV panels and with outline planning permission for a dwelling at the front of the plot. The possibilities here are endless, call the team now to book your viewing.



GROUND FLOOR  
1188 sq.ft. (110.4 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	100
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	56
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	93
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	43
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements