



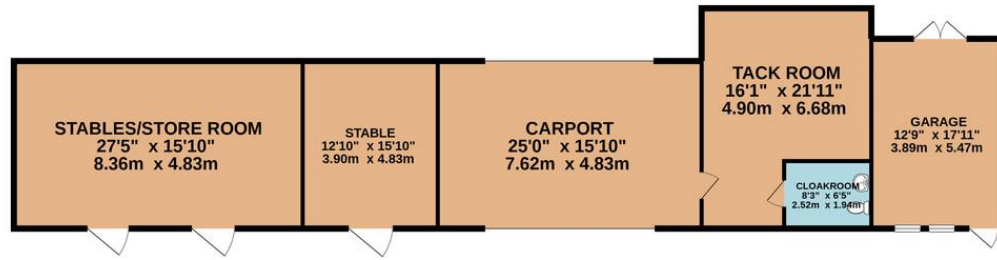
107 Bittering Street, Gressenhall,
Dereham, NR20 4EW

£650,000

ATTIK are delighted to bring to the market this fabulous four double bedroom farmhouse on over two acres with stables/outbuildings. The spacious accommodation comprises two reception rooms, four bath/shower rooms including two en suites, a hand made kitchen, utility room, very generous hall and landing spaces and a huge 29m x 5m outbuilding. Call the team now to book your viewing.

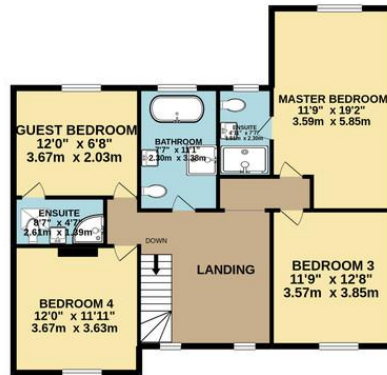


OUTBUILDINGS
1596 sq.ft. (148.3 sq.m.) approx.



1ST FLOOR
998 sq.ft. (92.7 sq.m.) approx.

GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA: 2496 sq.ft. (229.8 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		59	39

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		49	33

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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