

61 Westfield Road  
Toftwood  
Dereham  
NR19 1JB



**ATTIK**  
CITY | COUNTRY | COAST

# 61 Westfield Road

## Price Guide £350,000

### The detached bungalow on a great plot...

Nestled in the heart of Norfolk, in the ever-popular village of Toftwood, 61 Westfield Road presents a wonderful opportunity to acquire a spacious chain-free detached bungalow with fantastic potential to extend and enhance. Set well back from the road behind a generous frontage, this delightful home offers comfortable living with vast scope for personalisation — a real hidden gem for those seeking space, privacy, and versatility.

As you arrive, you're greeted by an expansive gravelled and concrete driveway, capable of accommodating multiple vehicles with ease. Mature borders frame the front garden, while gated access leads through to a further parking area and a detached garage complete with a useful workshop space. The sheer size of the plot immediately hints at the potential this property holds, with ample room to the side and rear for future development, subject to planning.

Inside, the accommodation is light and welcoming. There are two generous double bedrooms, both offering excellent proportions and pleasant aspects — one overlooking the front garden, the other enjoying French doors that open directly into the conservatory and onto the rear garden beyond. The layout includes two spacious reception rooms, currently used as lounges, one of which could easily be adapted into a formal dining area or third bedroom if desired.

The kitchen/breakfast room is well-equipped and enjoys lovely views over the garden, while a useful utility area and adjoining cloakroom enhance the practicality of the space. The conservatory to the rear is a particularly charming feature — bright and spacious, it provides a relaxing place to enjoy the garden in all seasons.

The rear garden itself is nothing short of impressive. Stretching approximately 30 metres in length, it offers excellent privacy, mainly laid to lawn with mature planting, a summerhouse in need of a little TLC, and a delightful sense of tranquillity. With neighbouring bungalows on either side, it feels open yet secluded — the perfect spot for summer entertaining, gardening, or simply enjoying the outdoors. A substantial brick-built outbuilding at the rear of the garden, currently used as a sewing and craft room, offers further potential as a home office, studio, or gym.

Situated just moments from local schools, village amenities and with excellent access to the A47 and Dereham, this property is ideally positioned for both convenience and countryside living. Whether you're looking to settle into a spacious home as it stands, or keen to unlock its full potential, 61 Westfield Road is a chain-free bungalow that invites imagination and rewards vision.

### Agents notes...

A pre-recorded walkaround tour is available for this property.

Local Authority  
Breckland

Council Tax Band B

EPC Rating D

