

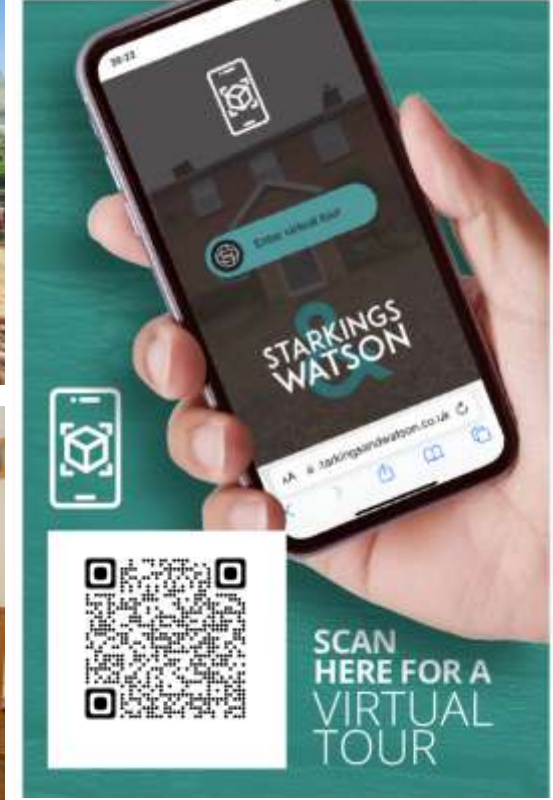
COMMON ROAD

Shelfanger, Diss IP22 2DP

Freehold | Energy Efficiency Rating : C

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FOR SALE PROPERTY



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STARKINGS & WATSON

- Mid-Terrace Family Home
- Rural Village Location
- Field Views to Front & Rear
- Two Receptions & Kitchen
- Three Ample Bedrooms
- Ground Floor Bathroom
- Generous Gardens Front & Rear
- Updated uPVC Double Glazing

This MID-TERRACE FAMILY HOME located in the semi-rural village of Shelfanger offers a growing family plenty of flexible and functional space. With GENEROUS GARDENS to front and rear, approximately 900 Sq ft of INTERNAL ACCOMMODATION and lovely FIELD VIEWS - the property offers more than first meets the eye. Internally you will find TWO RECEPTION ROOMS, an inner hall, downstairs bathroom and a KITCHEN/BREAKFAST ROOM. On the first floor there are THREE AMPLE BEDROOMS benefiting from those field views front and rear! Externally, ample OFF ROAD non allocated parking leads to the enclosed front gardens. To the rear, a terrace area and another generous private lawned garden with VEGETABLE AREA and sheds can be found. The property benefits from Oil fired central heating and replacement uPVC DOUBLE GLAZING.

LOCATION

The property is located within the sought after and semi-rural village of Shelfanger just a few miles north of the market town of Diss. The village of Shelfanger is a small village with a good sense of community and the town of Diss offers a wide range of local shops and amenities, mainline railway station which has regular services connecting to London, Liverpool Street and Norwich. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

DIRECTIONS

You may wish to use your Sat-Nav (IP22 2DP), but to help you...from Diss town centre leave the town on Denmark Street which becomes the B1077 Shelfanger Road. Continue out of town towards to the village of Shelfanger. Upon entering the village turn left at the crossroads onto Common Road. The property can then be found on the right-hand side just after the village hall.

AGENTS NOTE

There is ample non allocated off road parking to the front. Part of the rear garden is bisected giving access for all residents in the row to the rear gardens. The property benefits from a shared septic tank with row with charge payable to Saffron Housing of £77 per month for maintenance and emptying of the tank with a reserve fund in place also.

Shared non allocated parking to front with gated access to front lawn and front gardens with hard standing footpath.

Obscure double glazed entrance door to:

ENTRANCE PORCH

Wood flooring, opening to:

SITTING ROOM

13' 3" x 11' 1" Max (4.04m x 3.38m) Wood effect flooring, radiator, uPVC double glazed window to front, television and telephone points, coved ceiling, opening to:

INNER HALL

Wood flooring, double glazed door to front, stairs to first floor landing, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath, electric shower and glazed shower screen, tiled walls, extractor fan, tiled flooring, heated towel



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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rail.

DINING ROOM

11' 3" x 7' 6" (3.43m x 2.29m) Tiled flooring, radiator, uPVC double glazed window to rear.

KITCHEN/BREAKFAST ROOM

15' 10" x 8' 10" (4.83m x 2.69m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, space for electric or gas cooker and extractor fan over, space for fridge/freezer, space for dishwasher, space for washing machine, tiled flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to rear, electric fuse box, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to front, loft access hatch, doors to:

DOUBLE BEDROOM

10' 4" x 6' 9" (3.15m x 2.06m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

DOUBLE BEDROOM

13' 5" x 8' 7" (4.09m x 2.62m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double airing cupboard.

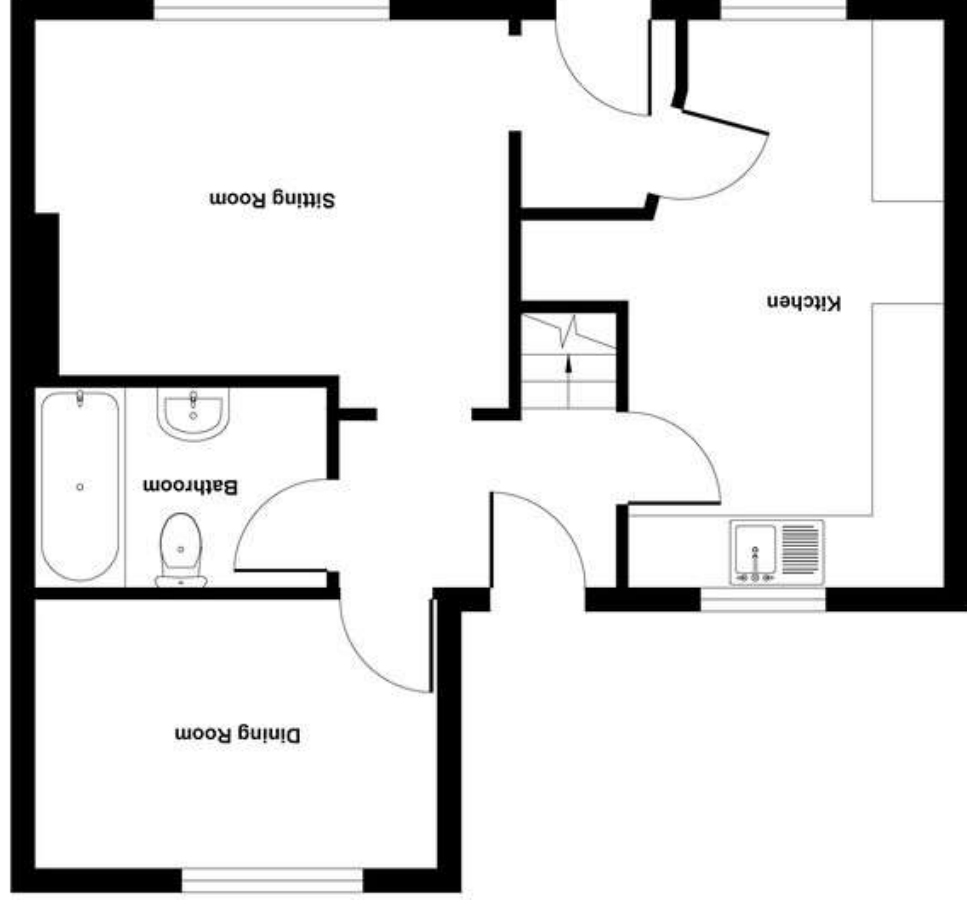
DOUBLE BEDROOM

16' x 9' 1" (4.88m x 2.77m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to rear.

OUTSIDE

The rear garden is bisected with paved private patio and further gated access to further lawned vegetable garden with two useful storage sheds and greenhouse. The garden is enclosed with timber panelled fencing and backs onto village playing field with fields views beyond.

Ground Floor
Approximate Floor Area
483 sq. ft.
(44.90 sq. m)



Approx. Gross Internal Floor Area 883 sq. ft / 82.10 sq. m

First Floor
Approximate Floor Area
400 sq. ft.
(37.20 sq. m)

