



Rectory Road, Shelfanger, Diss, IP22 2DQ

Guide Price £500,000 to £525,000



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# Property Features

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- 3 Bedrooms
- 3 Bathrooms
- 2 Reception rooms
- Generous plot of .22 of an acre
- Parking for 5/6 cars
- Fully enclosed rear garden
- Council Tax Band D
- Freehold
- Energy Efficiency Rating D.

## Full Description

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Located on a quiet country lane Meadow View enjoys a pleasing more "tucked away" position in the tranquil and traditional village of Shelfanger which is found just three or so miles to the north of Diss and surrounded by the idyllic Norfolk rural countryside. The historic market town of Diss is located on the south Norfolk borders within the beautiful countryside of the Waveney Valley. This thriving town now offers an extensive and diverse range of many day to day amenities and facilities with the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich.

The property comprises of a three bedroom detached house which has been extended to offer spacious accommodation throughout and further benefitting from Upvc windows and doors and oil fired central heating. The accommodation comprises of two reception rooms and a garden room, kitchen and separate utility room, downstairs shower room and bedroom giving accessible use if required. To the first floor there are two further double bedrooms, one with en-suite facilities and a family bathroom.

Externally the property is set well back from the lane and is approached by a shingle driving with parking area for 5/6 cars. The south facing rear garden is fully enclosed and offers complete privacy and seclusion within.

Canopied porch gives access to:-

### **ENTRANCE HALL**

A pleasing first impression with tiled floor, stairs leading to the first floor, doors to the kitchen and:-

### **SITTING ROOM**

With feature brick fireplace, wood effect flooring, large front aspect window with views over the front garden, door through to:-



## DINING ROOM

With tiled floor continuing through to the garden room area, ample space for table and chairs, opening through to a light and airy garden room with velux roof lights and double French doors giving access to the patio area and garden beyond.

## KITCHEN/BREAKFAST ROOM

Fitted with a comprehensive range of wall and base units with work surfaces over, stainless steel sink with mixer tap, rear aspect window, built in electric oven, electric hob with extractor fan over, breakfast bar area, wood effect flooring and door to:-

## UTILITY ROOM

With further wall and base units, stainless steel sink with mixer tap, plumbing and space for washing machine, floor standing oil fired central heating boiler, continued wood effect flooring, door to rear garden and opening to:-

## INNER HALLWAY

with space for boots and coat storage.

## SHOWER ROOM

Three piece suite in white comprising shower cubicle with thermostatically controlled shower, hand wash basin set upon a vanity unit, low level WC, tiled walls and floor, frosted window to side.

## BEDROOM 3

Formerly part of the integral garage and serves as a useful ground floor bedroom with adjacent bathroom facilities or could be used as an office/playroom/gym.

**STAIRS TO FIRST FLOOR LANDING** with storage cupboard.

## MASTER BEDROOM

Spacious bedroom with 3 x built-in wardrobe cupboards, front aspect window and door to:-

## ENSUITE

Three piece suite in white comprising of double walk-in shower cubicle with thermostatically controlled rainfall shower head, pedestal hand wash basin, low level WC, heated towel rail, door to airing cupboard and front aspect frosted window.

## BEDROOM 2

Another generous double bedroom with built-in wardrobe cupboard and rear aspect window.

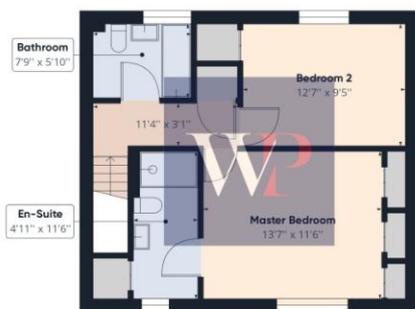
## BATHROOM

Three piece suite in white comprising of panelled bath with mixer tap and electric shower over, pedestal hand wash basin, low level WC and rear aspect frosted window.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1329.60 ft<sup>2</sup>

Reduced headroom  
15.38 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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