



Croft House
Winfarthing Road | Shelfanger | Norfolk | IP22 2EQ

IMMACULATE DETACHED HOME



If you are looking for a new property but don't want to be on a large development, this immaculate edge of village home could fit the bill perfectly.

Built by a well-renowned local developer, as only one of two properties on the plot, this attractive detached home boasts four double bedrooms, a striking open plan kitchen/diner, a spacious bathroom and ensuite and ground floor study.

Situated on the edge of a peaceful village, the property is conveniently located, just a short distance from Diss, only 3 miles away.



KEY FEATURES

- An Exceptional Detached Property, situated on the Edge of a Pretty Village
- Four Double Bedrooms, all with Built in Wardrobes
- Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Large Open Plan Kitchen/Dining Area with Separate Utility Room and WC
- Generous Sitting Room with Woodburning Stove
- Ground Floor Study Room
- Single Garage with Electric Door and Driveway
- Pretty Rear Garden and Large Front Plot
- Energy Rating: B

This attractive property, built in 2015 by a local developer, Danny Ward, offers a spacious, well-considered layout that is perfectly designed for modern living. Thoughtfully allocated space ensures the dimensions are generous in the rooms that really matter. The house occupies a secluded plot, hidden from the road along a private drive that is shared with only one other property. A paved footpath divides two areas of lawn, leading to the welcoming open porch at the front of the house.

Step Inside

The central entrance hall is bright and welcoming, with access to a downstairs cloakroom. A spacious storage cupboard stands ready to accommodate shoes and coats, ensuring a clutter free and organised entryway. Stretching from the front to the rear of the property, a large sitting room offers an exceptional space in which to relax and entertain. Naturally brightened by its double aspect, the room features sliding doors that lead onto the garden patio, allowing you to open your living space on a warm day and entertain outside. In cooler months, the cosy woodburning stove with black granite hearth and surround, creates a welcome feature. Returning to the entrance hall, you will discover access to a study situated at the front of the property. This versatile space is ideal for peaceful home office tasks or could easily double as a delightful playroom for young children.

Spacious Living

An open-plan kitchen/diner sets the stage for easy going entertaining and sociable mealtimes. The open layout promotes convivial gatherings and allows light to flow freely through the space. The generous dining area accommodates larger groups comfortably, while sliding doors connect to the outside, allowing for easy outdoor dining in the garden during warmer weather.





KEY FEATURES

Within the kitchen, sleek, modern wall and under-counter cabinets have been thoughtfully arranged in an L-shaped configuration, optimising the preparation of meals within the 'working triangle' of key appliances. The layout of cabinets extends outward, delineating the kitchen from the dining area and simultaneously creating a breakfast bar with overhanging Silestone Quartz worktop. Integrated appliances include an AEG induction hob, oven and cooker hood plus housing and an under counter fridge, freezer and dishwasher. There is also a Franke black granite composite sink and Monarch water softener. The owner shares that the boosted boiler system ensures consistent water pressure throughout the property, "You can run all the taps in the house at the same time and not lose pressure." The heating system is zoned with upstairs and downstairs working independently and economically. Under cabinet and accent plinth lighting has been fitted for those occasions when softer lighting is preferred. Next to the kitchen/diner is a practical utility room complete with fitted cabinets, a sink/drain and plumbing for a washing machine. This useful room also provides easy access to the garden, creating a transitional space as well as a practical area to ditch muddy shoes.

Exploring Upstairs

Moving to the first floor are four thoughtfully designed bedrooms. Each room is equipped with built-in wardrobes to maximise space. The bedrooms are sizeable, with the principal benefitting from a stylish ensuite shower room. A spacious bedroom at the rear of the property boasts a generous dressing area with two fitted wardrobes. The two remaining bedrooms also provide fitted wardrobe space, allowing you to maximise the floor space. Completing the rooms on this floor is the family bathroom which has been fitted with an L-shaped shower bath and sink with vanity unit.

Step Outside...

Generous parking on the driveway is supplemented by a garage fitted with electrics, lighting and remote electric door. Until recently the current owners housed a 24ft motorhome and its towcar in front of the garage, out of sight from the road, which still left room for parking for 3 cars comfortably on the drive. In addition to a charming rear garden, the property also features a parcel of land to the front, accessed through a pretty wooden rose arbor. This area has been laid to lawn and bordered with attractive plants and shrubs. This space provides flexibility to create a children's play area or cultivate with plants or home-grown produce. The secluded, south-facing rear garden has been landscaped by the current owners to include a spacious patio. The garden has been laid predominantly to lawn, enhanced by well-stocked raised beds that beautifully frame the perimeter.





















INFORMATION



On The Doorstep

Shelfanger is a charming village set in the picturesque Norfolk countryside. With its archetypal thatched homes, winding lanes, and lush green fields, it enjoys a history dating back centuries. Today, Shelfanger maintains its friendly community spirit, with residents actively participating in local events and activities. The village hall serves as the hub for social gatherings, hosting everything from craft fairs to community meetings.

How Far Is It To?

The nearby village of Winfarthing (1.4 miles) offers a primary school and dining pub. With its blend of historic charm and a thriving community, Diss (3 miles) is perfect for those seeking access to a quaint town with a range of amenities. Diss is renowned for its vibrant town centre and boasts a variety of shops and restaurants as well as a regular market. The town is served by a selection of supermarkets, schools and a mainline railway station with direct services into London (90 minutes) and Norwich (20 minutes). The city of Norwich (25 miles) provides a bustling hub of culture and history. The historic centre offers an array of independent shops, cafes, and restaurants. The city is also home to two universities, a mainline station and an international airport.

Directions

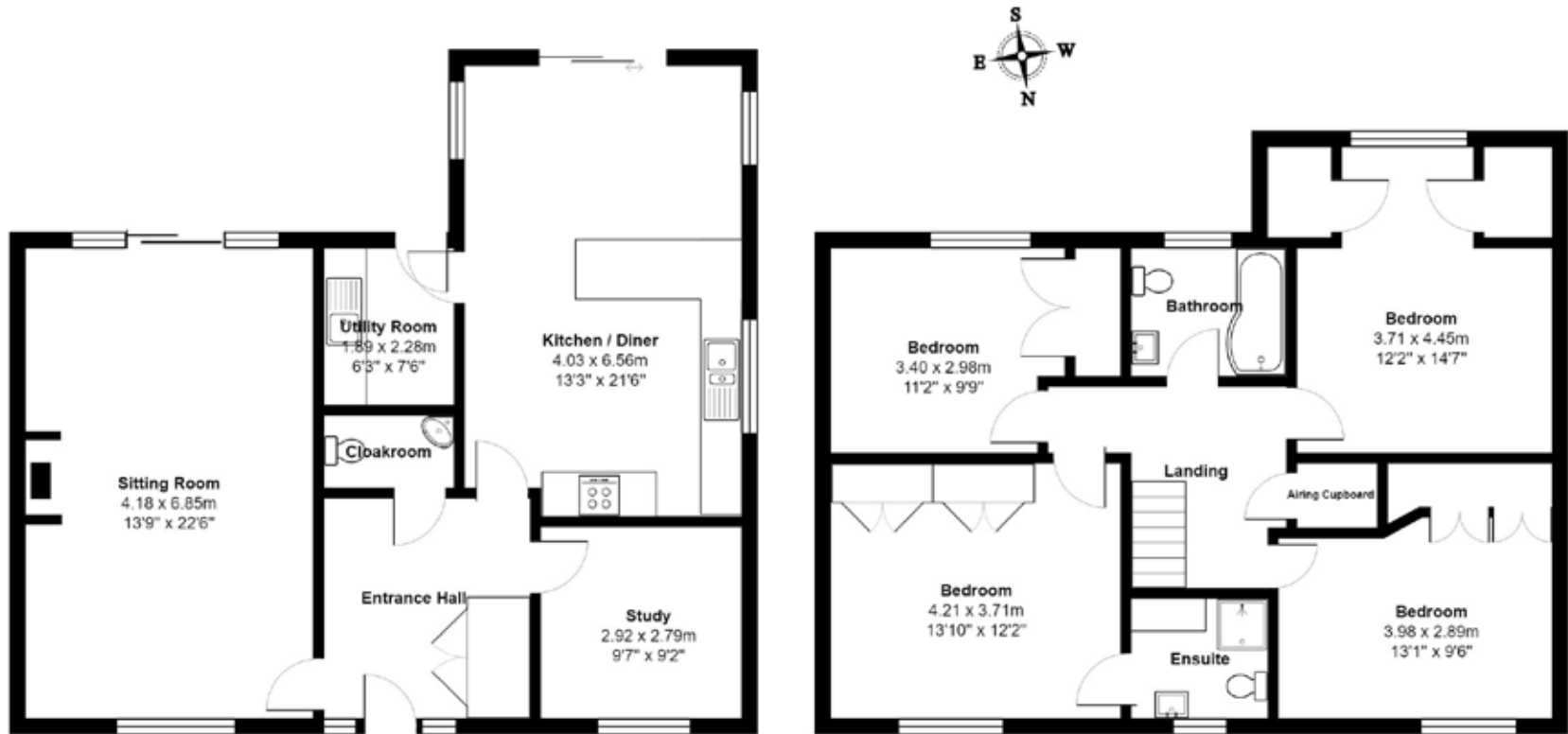
From Diss head North on the Shelfanger road. As you pass through the center of Shelfanger the property is down a drive on your left.

What Three Words Location

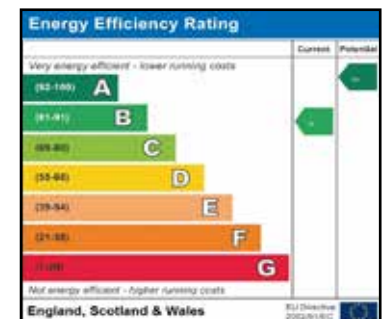
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... feathers.fuzz.jumbo

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Klargestor
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
South Norfolk District Council - Tax Band E
Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com