

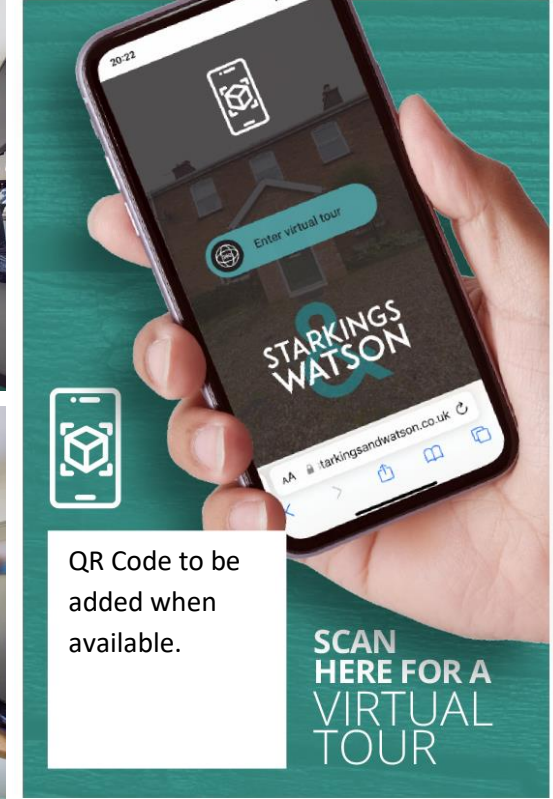
CHURCH ROAD

Shelfanger, Diss IP22 2DG

Freehold | Energy Efficiency Rating : E

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- Detached Family Home
- Period Features & Built In The 1890's
- Two Principal Receptions With Fireplaces
- Modern Kitchen/Dining Room With Bi-Folds
- Four Bedrooms & Two Bathrooms
- Detached One Bedroom Annexe
- Generous Plot Of 0.34 Acres (stms)
- Impressive Driveway & Garaging

IN SUMMARY

Built in the 1890's this DETACHED PERIOD HOME offers extremely GENEROUS ACCOMMODATION both inside and out with a plot of approx. 0.4 ACRES (stms). In addition to the well-proportioned house of approx. 1900 SQFT (stms) (including the garage) you will also find the DETACHED SELF CONTAINED ANNEXE of almost 500 SQFT (stms). The house itself offers two FORMAL RECEPTION ROOMS to the front both with feature fireplaces and one with a WOODBURNER. There is a BRIGHT and AIRY open plan kitchen/dining room to the rear with TRI-FOLD doors onto the garden, utility and family bathroom completing the ground floor. On the first floor there are FOUR AMPLE BEDROOMS as well as shower room. The annexe externally features hallway entrance, double bedroom, kitchen, bathroom and generous sitting room. Set within the well-kept and generous lawned rear gardens you will find workshop and various outbuildings as well as large sweeping DRIVEWAY to the front providing ample parking.

SETTING THE SCENE

The property is approached from Church Road via a five bar gate and fencing to the front. A red brick-weave entrance area leads onto a concrete kerbed shingle driveway and turning area, providing parking for several cars. The front garden at the front is mainly lawned, with some mature trees, including silver birch and maple.

THE GRAND TOUR

Entering the house via the main entrance door to the front you will find a welcoming entrance hallway with stairs to the first floor. To the front there are two main reception rooms of equal size overlooking the frontage. Both rooms have wood effect flooring and a fireplaces with one housing a working woodburner. There is also fitted storage and picture rails as well as high ceilings in-keeping with the period. To the rear the hallway opens into the extended kitchen/dining room, a lovely bright open plan space with tri-folds doors on the rear opening to the patio. The kitchen is fully fitted with high gloss units topped with black granite effect work-surfaces with inset 5 burner gas hob with chimney style filter cooker hood over and inset one and a half bowl sink with chrome mixer tap, and black tiled splashbacks. There are a variety of wall units, base cupboards and drawers, three Bosch built-in electric fan ovens and a combi microwave convection oven. whilst there is a recess housing a large American style plumbed-in fridge/freezer and Sharp freestanding dishwasher as well as space for dining table and chairs. Beyond the kitchen is a utility space with space and plumbing for washing machine and tumble dryer which then leads to the bathroom on the ground floor featuring a shaped bath with shower over. Heading up to the first floor galleried landing there is access to all four main bedrooms and the family bathroom. To the front of the house there is a comfortable double room with fitted wardrobe as well as triple wardrobes. Also to the front there is another comfortable double again with triple wardrobes and fitted cupboard. To the rear of the house you will find two further bedrooms slightly smaller with a family shower room adjacent.

The external annexe which is detached from the house benefits from its own electric boiler and offers generous accommodation ideal for a rental (stp) or family member. The accommodation in brief comprises; entrance hallway, bedroom to the front with fitted storage, family bathroom with bath and shower over, kitchen with Shaker style base and wall cupboards, cooker hood and single drainer stainless-steel sink unit, set into granite effect laminate worksurface, with deep tiled splashback, and inset Neff four plate ceramic hob, with built under fan oven beneath.



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Space and plumbing for washing machine and space for small fridge/freezer. The annexe also benefits from a built in airing cupboard whilst beyond is the main sitting room with access to the conservatory beyond.

THE GREAT OUTDOORS

The garden at the rear is a generous size and includes a paved patio ideal for outside dining leading from the tri-fold doors from the kitchen/breakfast room. The garden is predominantly laid to lawn with borders to the side with assorted shrubs. A concrete path leads down the garden with a range of mature trees and shrub including a walnut, pear, apple, whitebeam and willow. Towards the rear there is a greenhouse as well as vegetable plot. The rear garden is enclosed by a mixture of timber fencing as well as an old flint wall.

Also from the outside there is the attached garage of concrete block construction with wide hinged door and personal door to the front rear, light and power. An opening leads into the workshop with window, concrete floor, light and power, workbench and the oil-fired boiler providing central heating and hot water to the house. Attached to the end of the Workshop is a store room. Accessed via a single glazed conservatory style greenhouse you will then find the Annexe.

OUT & ABOUT

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.

FIND US

Postcode : IP22 2DG

What3Words : ///juggles.rails.websites

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised of the following details. Mains water and electricity are connected.

Drainage is to a septic tank and soakaway serving both the main house and the annexe. Oil fired central heating to the main house and an electric boiler to the annexe.

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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Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area^m
2410.88 ft²
223.98 m²