

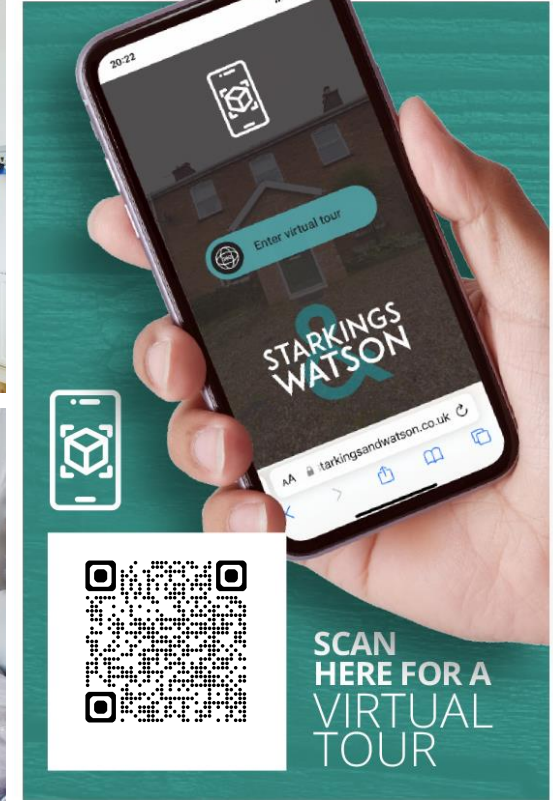
# SHELFANGER ROAD

## Diss IP22 4EH

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01379 450950

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- Semi Detached Town Centre Home
- Period Property With Period Features
- Sitting Room With Fireplace
- Open Plan Dining Room/Kitchen With Pantry
- Two Double Bedrooms
- 'Jack & Jill' Bathroom & Shower Room
- Landscaped West Facing Rear Garden
- Ample Driveway Parking

#### IN SUMMARY

Located on the popular SHELFANGER ROAD within short proximity of DISS TOWN CENTRE you will find this period SEMI-DETACHED HOME presented in excellent order with the benefit of plenty of DRIVEWAY PARKING to the front. To the rear there is also a LANDSCAPED GARDEN with westerly aspect with newly laid paved patio and generous lawns. Internally the cottage offers extended accommodation with main front reception, dining area and OPEN PLAN KITCHEN with utility and shower room beyond. On the first floor there are TWO AMPLE BEDROOMS as well as 'Jack and Jill' bathroom. The house has been updated and upgraded in recent years and would be ideal for first time buyers or buyers looking to maybe extend the cottage further (stp). You will find uPVC double glazing and gas fired central heating.

#### SETTING THE SCENE

Approached via a large hard standing and shingled driveway to the front providing ample off road parking with a covered side car port and secure gate

leading to the rear garden. There is a main front door as well as side door into the kitchen.

#### THE GRAND TOUR

Entering the house via the side door into the kitchen you will find a modern white gloss kitchen with a range of units and wood effect worktops over, benefitting from a fitted electric oven, induction hob and integrated dishwasher. The kitchen is open plan to the dining room separated by an arch with the added benefit of a useful walk in pantry cupboard. The pantry houses space for further white goods as well as plenty of storage. Off the kitchen is the ground floor shower room with walk in shower, w/c and hand wash basin as well as space and plumbing for the washing machine and the wall mounted gas fired boiler. Open plan to the kitchen is the dining room with fireplace and door leading to the front sitting room. The sitting room offers built in storage, stairs to the first floor and traditional front door as well as brick fireplace and newly tiled flooring. Heading up to the first floor there are two ample bedrooms with the one to the front offering a built in cupboard and fireplace. The second bedroom also offers a fireplace whilst serving both bedrooms is a fully tiled 'jack and jill' bathroom with bath.

#### THE GREAT OUTDOORS

The side area is a useful space for storage gated on both sides with a door leading into the kitchen. The landscaped rear garden is well presented offering a newly laid paved terrace ideal for outdoor seating and entertaining. There is a low level picket fence leading



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onto the main section of lawn with pathway continuing to the rear where you will find another paved terrace with brick built outhouse. There are raised planting areas on both sides with the garden being enclosed with timber fencing and brick walls, whilst also offer a useful storage shed.

#### OUT & ABOUT

The property is located just outside the centre of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. 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 4EH

What3Words : ///hills.hooks.hydraton

#### VIRTUAL TOUR

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

**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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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.

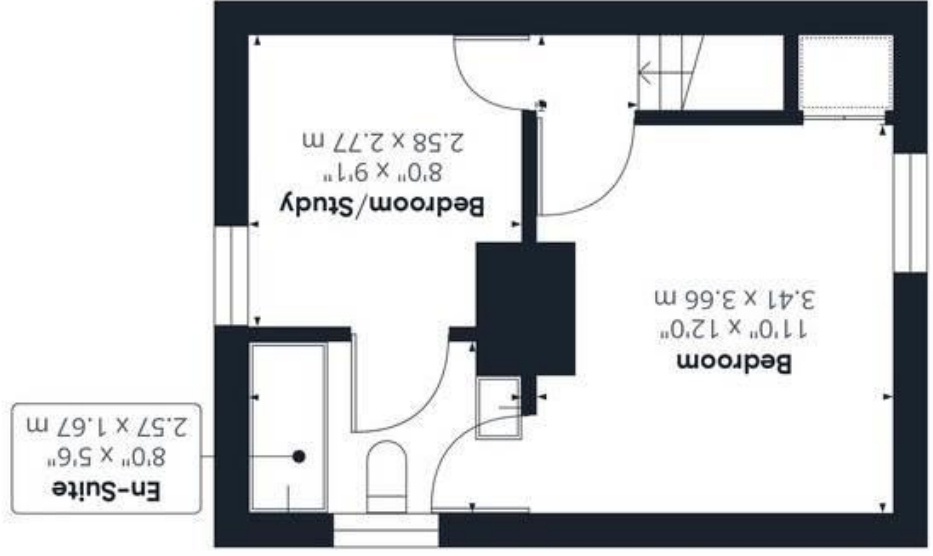
Approximate total area<sup>1</sup>

720.11 ft<sup>2</sup>

66.9 m<sup>2</sup>



Floor 1



Ground Floor

