



*Pine Court, Shelfanger Road*  
Diss, Norfolk



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ESTATE AGENTS







Tucked away down a quiet lane close to the heart of Diss, you will find this unassuming mid-terrace town house that boasts over 1800sq.ft of accommodation, a walled garden and a garage with off-road parking space. Other features include four generous double bedrooms, spacious living areas, a cellar, and much more. Musker McIntyre are pleased to offer this fantastic property as chain free.

Accommodation comprises briefly:

- Hallway
- Kitchen
- Dining Room
- Sitting Room with Fireplace
- WC
- Two First-Floor Double Bedrooms
- Bathroom/Ensuite
- Two Attic Double Bedrooms
- Single Garage
- Off-Road Parking Space
- Attractive Gardens
- Cellar
- Chain Free



### The Property

The front door opens into a large, light hallway with attractive tiled flooring underfoot. To your immediate right a door opens to reveal a set of steps down to a sizable cellar, ideal for storage. The kitchen sits to the front of the house and offers plenty of worktop space and storage within a range of floor and wall mounted units. A double butler sink, Aga style cooker and space for a fridge can also be found within. Next to the kitchen sits a spacious dining room with its own run of worktop and storage along one wall, including an integrated dishwasher. Here you will find plenty of space for a sizable dining set along with the option to open up on to the patio area of the back garden via an external door. Beside the dining room is a very generous sitting room measuring over 16' x 14' with a fireplace forming an attractive centrepiece and French doors that open up into the garden. The first-floor offers two fantastic size double bedrooms, mirroring the size of the reception rooms below. The main bedroom is lit up by light from two tall windows and offers integrated storage along with the use of the bathroom as an ensuite via Jack and Jill doors. The second bedroom is equally as bright and provides plenty of room for bedroom furniture. Along with an impressive size landing, a separate lobby contains stairs up to the second-floor, beneath which bi-folding doors pull back to reveal a handy laundry cupboard. The two remaining bedrooms are within the attic space of the property and again mimic the proportions of the large double rooms below. Both second-floor bedrooms have dormer windows to provide natural light and have doors to access the remaining eaves storage space.







## Gardens and Grounds

Pine Court is a short lane that this and just a few other properties have access to, culminating in a block of garages with parking in front, one of which belongs to this property. Behind the house is a walled, landscape garden consisting of a paved patio area that spans the width of the house. The paving becomes a garden path that continues around a main central plant bed that is well stocked with various mature bushes and shrubs. Further plant bedding lines the perimeter walls, parting for a tall, secure gate that opens on to a private lane behind for use of the Pine Court residents. The lane gives direct access to the rear gardens from a further gate on to Shelfanger Road or from the garages/parking area at the opposite end.

## Location

The property is located close to the centre of the market town of Diss. All the facilities within the town, including schools, are a short walk away and include bakers, butchers, banks, supermarkets, department stores, takeaways, pharmacies and other independent shops. The town also has a wide range of popular pubs, restaurants, bars and leisure facilities including an 18 hole golf course, gyms and an indoor swimming pool. The Corn Hall, the local arts centre, is just a minute away on foot. Diss train station is approximately 1 mile away with regular trains running to Norwich and London Liverpool Street.



## Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

## Services

Gas fired radiator central heating. Mains water, electricity and drainage.

EPC Rating: TBC

## Local Authority

South Norfolk Council

Tax Band: D

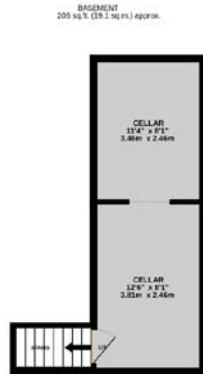
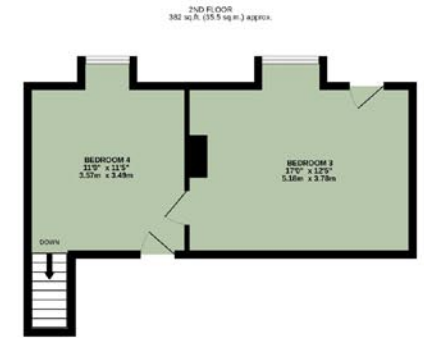
Postcode: IP22 4EP

## Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

## Tenure

Vacant possession of the freehold will be given on completion.



TOTAL FLOOR AREA : 1869 sq.ft. (173.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



DISS OFFICE  
46-47 Mere Street  
Diss  
Norfolk  
IP22 4AG  
Tel. 01379 644822  
[diss@muskermcintyre.co.uk](mailto:diss@muskermcintyre.co.uk)