



Winfarthing Road, Shelfanger, Diss, IP22 2EQ

Guide Price £600,000

Set upon a generous plot in the region of 0.22 acre, this immaculately presented four bedroom house offers spacious living in the region of 1,700 sq ft. Further benefitting from southerly facing rear gardens, garage and en-suite facilities.

- Immaculately presented
- Southerly facing rear gardens
- 0.22 acre plot (sts)
- 1689 sq ft
- Individual design & position
- Council Tax Band E
- Freehold
- Energy Efficiency Rating B.



Property Description

Situation

Set in a tranquil position, the property is accessed via a long private driveway leading to the property in question and one other similar property giving a secluded situation to both dwellings lying towards the outskirts of the village. The traditional village of Shelfanger is found three miles to the north of Diss and surrounded by the idyllic rural countryside. The historic market town of Diss is found within the beautiful countryside along the Waveney Valley and offers an extensive and diverse range of many day to day amenities and facilities including three supermarkets, coffee shops some of which overlook the beautiful Mere and small individual shops alongside the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property was built eight years ago by much respected local developer Danny Ward and is of traditional brick and block cavity wall construction heated by an oil fired central heating boiler via radiators and having the benefit of solar panelling coupled with high insulation levels giving the property an EPC rating B for energy efficiency reducing the consumption costs and maintenance commitments. Throughout the property is presented in an excellent decorative order being well maintained and cared for. In essence the accommodation expands to the region of 1,700 sq ft with well proportioned rooms all flooded by plenty of natural light.

Externally

The property is set upon a generous plot in the region of 0.22 acre (sts) with extensive off-road parking to the front upon a shingle driveway leading up to the property and attached single garage (garage with electric up and over door to front, power/light connected, personnel door and window to rear, storage space within eaves). The main gardens lie to the rear and enjoy a southerly aspect having been landscaped offering an abundance of colour and charm. A paved patio area abuts the rear of the property creating an excellent space for alfresco dining leading onto an area of lawn and well stocked flower beds enclosed by concrete posts and panel fencing.

The rooms are as follows:

ENTRANCE HALL: Access to the light and spacious entrance hall is via composite door to front with oak internal doors giving access to the principal rooms, stairs rising to first floor level. Double storage cupboard to side.

WC: 6' 0" x 3' 5" (1.83m x 1.04m) Comprising a modern suite with low level wc and hand wash basin over vanity unit. Tiled flooring.

RECEPTION ROOM ONE: 13' 9" x 22' 4" (4.19m x 6.81m) A bright and spacious double aspect room with window to front and sliding upvc doors to rear giving access onto the gardens. Fireplace to side with inset cast iron stove upon a black granite hearth with natural stone and black granite surround.

RECEPTION ROOM TWO: 10' 8" x 9' 0" (3.25m x 2.74m) Window to front aspect having versatile use currently used as an office, however could be a formal dining room if required.

KITCHEN/DINER: 13' 4" x 21' 6" (4.06m x 6.55m) Of a high specification with a tiled floor and offering an extensive range of wall and floor units with lighting from above and below, Cosentino Silestone 30mm quartz work surfaces and backsplash behind hob, peninsular breakfast bar, one and half

bowl inset Franke Fraganite sink and taps, integrated appliances with AEG induction hob, extractor and oven, Monarch water softener, fitted fridge/freezer and dishwasher. Flooded by plenty of natural light due to a triple aspect and with sliding doors for access onto the gardens.

UTILITY: 6' 0" x 7' 3" (1.83m x 2.21m) To the same specification as the kitchen with matching units and work surfaces, space for white goods, inset sink and upvc door to rear giving external access.

FIRST FLOOR LEVEL - LANDING: Oak internal doors giving access to the four double bedrooms and family bathroom. Built-in airing cupboard to side.

BEDROOM ONE: 13' 9" x 12' 3" (4.19m x 3.73m) A generous principal bedroom found to the front of the property enjoying a leafy green unoverlooked outlook. Two built-in wardrobes with shelving above to side and having the luxury of en-suite facilities.

EN-SUITE: 6' 6" x 5' 10" (1.98m x 1.78m) A matching suite with tiled shower cubicle, hand wash basin over unit, low level wc and heated towel rail. Tiled floor.

BEDROOM TWO: 12' 1" x 15' 9" (3.68m x 4.81m) A large

second double bedroom with two dormer wardrobes and storage to sides.

BEDROOM THREE: 13' 0" x 10' 0" (3.96m x 3.05m) Enjoying a leafy green unoverlooked outlook to front garden and private drive, two built-in wardrobes with shelving above, being a double bedroom.

BEDROOM FOUR: 11' 2" x 9' 6" (3.41m x 2.91m) Overlooking the rear garden to a southerly aspect, another double bedroom with a large double built-in wardrobe with shelving above.

BATHROOM: 7' 5" x 5' 10" (2.26m x 1.78m) Immaculately presented three piece suite in white with P shaped bath and separate shower over, low level wc and hand wash basin over vanity unit. Tiled floor.

SERVICES: Drainage - modern digester (shared with neighbouring property)

Heating - oil

EPC Rating - B

Council Tax Band - E

Tenure - freehold

OUR REF: 8387



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

