



## Shelfanger Road, Diss, IP22 4DX

**Guide Price £209,995**

Having been significantly enhanced and upgraded, this spacious two bedroom house is beautifully presented throughout. Further benefiting from 2 reception rooms, off-road parking and detached garage.

- Off-road parking
- Detached garage
- Walking distance to town centre
- 2 Reception rooms
- Immaculately presented throughout
- Council Tax Band B
- Freehold
- Energy Efficiency Rating E.



## Property Description

### Situation

Located to the northern periphery of Diss the property is still within short walking distance of the town centre, whilst being just a short stroll away from the open rural countryside. The historic market town of Diss lies on the south Norfolk borders within the beautiful countryside along the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities whilst having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a two bedroom semi-detached house, believed to have been built in the early 1900's and having been significantly extended in latter years, now providing well laid out accommodation with well-proportioned rooms. In the current vendors time of occupation they have significantly enhanced and upgraded the house now with the luxury of modern and contemporary fixtures and fittings. Heated by a modern gas fired combination boiler via radiators, replacement sealed unit upvc double glazed windows and doors and connected to mains drainage.

### Externally

The property is set back from the road having the benefit of off-road parking upon a brick weave driveway. A side gate in turn gives access to the detached garage measuring 17' 11" x 8' 1" (5.48m x 2.47m) with up and over door to front, personnel door and window to side, power/light connected). The main gardens lie beyond and have been landscaped with ease of maintenance in mind offering a great deal of privacy and seclusion within.

The rooms are as follows

**RECEPTION ROOM ONE:**

With access via upvc door to front, a light, bright and airy room, stairs rising to first floor level and access through to the second reception room. Replaced LVT flooring. Focal point being the fireplace to side with inset gas fire with wood mantle surround.

**RECEPTION ROOM TWO:**

With window to the side aspect giving versatile use and currently used as a formal dining room. Access to kitchen beyond.

**KITCHEN:** A modern kitchen having only just recently been replaced and offering an extensive range of wall and floor unit cupboard space with work surfaces over, inset four ring electric hob with extractor above, oven to side, fitted dishwasher and space for white goods.

**REAR LOBBY:** Providing useful storage space for shoes and coats etc. Replaced upvc door giving external access.

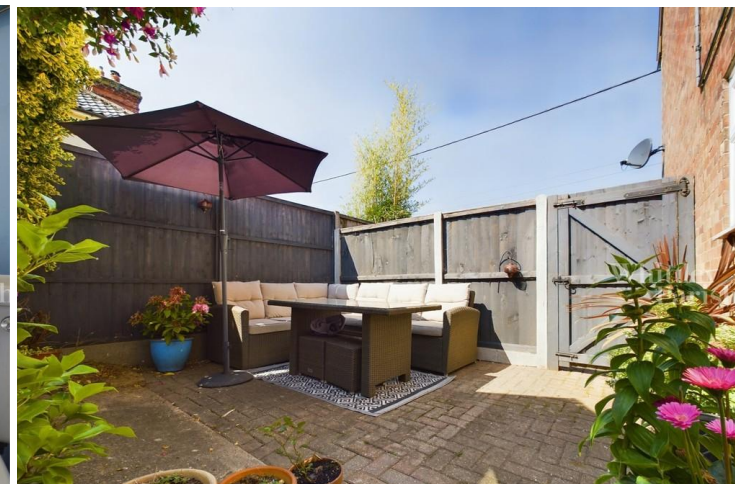
**BATHROOM:** A modern three piece suite in white with panelled bath, up and over shower, low level wc and wash hand basin. Tiled walls over bath.

**FIRST FLOOR LEVEL: LANDING:** Giving access to bedrooms one and two. Replaced carpeting.

**BEDROOM ONE:** A generous size principal bedroom found to the front of the property and with a good provision of fitted storage cupboard space and built-in storage cupboard over stairs.

**BEDROOM TWO:** Another good double bedroom with window to the side aspect.

**OUR REF: 8311**



# Viewing Arrangements

Strictly by appointment

# Contact Details

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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.

