



Shelfanger Road, Roydon, Diss, IP22 4DZ

Guide Price £450,000 - £475,000

A most spacious four bedroom detached house occupying a large plot found to the outskirts of Diss and within short walking distance of the town centre. Further benefitting from westerly facing rear garden and detached double garage.

- Detached double garage
- Westerly facing rear gardens
- 4 double bedrooms
- Extensive off-road parking
- Walking distance to town centre
- Council Tax Band E
- Freehold
- Energy Efficiency Rating D.



Property Description

Situation

Located to the northern periphery of Diss the property is found set well back off Shelfanger Road upon a spacious corner plot and within close proximity of a similar neighbouring property. Still within walking distance of the town centre whilst also being within a short stroll from the open rural countryside. The historic market town of Diss lies on the south Norfolk borders and within the beautiful countryside surrounding the Waveney Valley. The town offers an extensive and diverse range of many day to day amenities and facilities whilst with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises of a four bedroom detached house having been built in 1983 by much respected local builders, Messr Rackhams and is of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with the benefit of sealed unit upvc double glazed windows and doors, heated by a gas fired central heating boiler via radiators. Throughout the property offers particularly well proportioned rooms all flooded by plenty of natural light, with particular notice drawn to the four bedrooms at first floor level all catering for double beds.

Externally

The property is approached via a long hard standing drive leading up to the house and adjacent double detached garage, (measuring 19' 0" x 16' 0" (5.79m x 4.88m) and of brick construction with a pitched tiled roof and with electric up and over door to front, power/light connected and storage space within the eaves. The driveway as seen in the photographs provides extensive space for off-road parking for a number of cars. Side access in turn leads to the rear gardens which greatly enjoy a south westerly aspect taking in all of the afternoon and evening sun, whilst being partly enclosed by concrete posts, panel fencing and brick walling. The gardens are predominately laid to lawn and benefit from a raised decking area abutting the rear of the property creating an excellent space for alfresco dining.

The rooms are as follows:

ENTRANCE HALL: Access via upvc double glazed frosted door to front. Further access via six panel internal doors to the kitchen, reception room one, reception room two, cloakroom/wc and stairs rising to first floor level. Wood laminate flooring. Good storage space beneath stairs.

CLOAKROOM/WC: With frosted window to the side comprising of low level wc and wash hand basin with tiled splashbacks. Good space for shoes and coats etc

RECEPTION ROOM ONE: A bright and spacious double aspect room with views to the front and rear of the property. Sliding doors to rear giving access through to the conservatory. Open arch connecting through to reception room two.

RECEPTION ROOM TWO: With window and views onto the rear gardens. Secondary door giving access back through to the entrance hall.

CONSERVATORY: Found to the rear aspect of the property and being a property upvc double glazed conservatory extension upon a brick base. French doors to side giving access to the rear gardens and decking area.

KITCHEN: With window to the rear aspect. A modern kitchen offering an extensive range of wall and floor units with roll top work surfaces over, inset one and a half bowl sink with drainer and mixer tap. Space and plumbing for automatic washing machine, dishwasher etc. Upvc double glazed frosted door to side giving external access.

FIRST FLOOR LEVEL - LANDING: With window to the front aspect. Providing access to the four bedrooms and family bathroom via six panel internal doors. Storage cupboard to side. Access to loft space above.

BEDROOM ONE: A particularly large master bedroom found to the front of the property and with the benefit of two double built-in storage cupboards to side.

BEDROOM TWO: Found to the rear aspect of the property and again being a generous double bedroom.

BEDROOM THREE: With window to the front aspect and being a double bedroom with double built-in storage cupboard to side.

BEDROOM FOUR: With window to the rear aspect and elevated views over the rear gardens. A double bedroom.

BATHROOM: With frosted window to the rear aspect and comprising a fully tiled suite with panelled bath to side, corner shower cubicle, low level wc, hand wash basin and heated towel rail.

SERVICES

Drainage - Mains

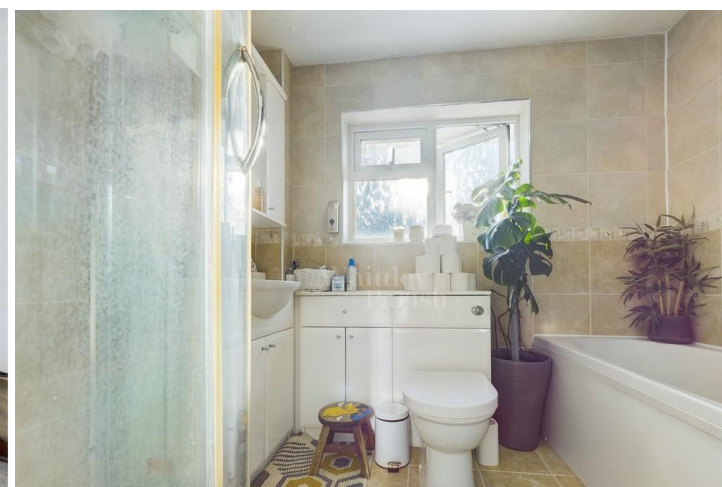
Heating type - Gas

EPC rating - D

Council Tax Band - E

Tenure - Freehold

OUR REF: 8266



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

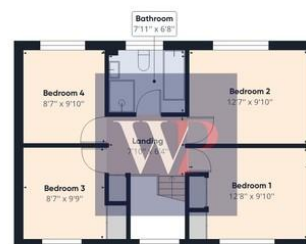
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Floor 0



Floor 1



Approximate total area⁽¹⁾
1245.24 ft²

Reduced headroom
30.31 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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