Winfarthing Road | Shelfanger, Diss | IP22 2EQ

Asking Price £550,000

twgaze

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A spacious and highly versatile 3/4 bedroom detached property offering generous accommodation throughout, ideal for modern family living. The property benefits from multiple reception rooms, a large utility room, recently updated en-suite to the principal bedroom and flexible living arrangements with potential for ancillary accommodation. Outside, the home is approached via attractive metal gates leading to a substantial shingle driveway and detached garage, whilst the rear garden provides a private and well established outdoor space ideal for entertaining.

Council Tax: E

EPC: D

- Spacious 3/4 bedroom detached home
- Versatile second reception room
- Large family bathroom
- Gated shingle driveway with ample parking and turning space
- Generous principal bedroom with recently installed en suite
- Well configured kitchen with substantial utility room
- Detached garage with electric doors
- ** NO ONWARD CHAIN **

Location

This property is situated just to the north of the small village of Shelfanger with its land extending to the rear onto a woodland outlook. There are excellent local primary schools in the nearby villages of Bressingham and Winfarthing. Shelfanger lies 3 miles north of Diss, a busy market town offering a wide range of facilities including schooling to sixth form level, local and national shops, sporting and social clubs, including an 18 hole golf course. The mainline railway in Diss gives access to both Norwich and London Liverpool Street with a journey to London taking around 90 minutes and the cathedral city of Norwich is just over 20 miles to the north where there is an international airport. The coastal towns of Aldeburgh and Southwold are around 30 miles away and Cambridge is reached in around 75 minutes. This property offers a rural setting with easy access to the wider world.

The Property

This spacious and versatile 3/4 bedroom property offers well proportioned accommodation throughout, ideal for modern family living. The ground floor is centred around a welcoming entrance hall which provides access to the principal reception spaces. The generous living room enjoys a feature fireplace, currently fitted with an electric fire, creating an attractive focal point to the room. A home office with access to the garden and there is also a useful downstairs w/c. The kitchen is well configured with a practical layout and is complemented by a particularly useful large utility room which in turn provides access to the rear garden and boiler room. In addition, there is a second reception room currently utilised as a family entertaining space, with further access to the garden. To the first floor, a galleried landing leads to three well sized bedrooms. The principal bedroom is especially generous in size and benefits from a recently installed en-suite shower room. There is also a large family bathroom serving the remaining bedrooms. Bedroom three leads through to a dressing room which could equally serve as a fourth bedroom, nursery or dressing room, depending on requirements.

Outside

The property is approached through attractive metal gates which open onto a substantial shingle driveway, providing ample parking and turning space for multiple vehicles. The driveway extends to the side of the property where there is a detached garage fitted with electric doors. The rear garden is predominantly laid to lawn and enclosed by mature shrub borders, creating an attractive and private outdoor space. A patio terrace spans the rear elevation and can be accessed from multiple points within the property, making it well suited to outdoor dining and entertaining.

Services

Mains water and electric are connected to the property. Heating is via an oil boiler. Private Drainage.

How to get there

What3words:

Viewing

Strictly by appointment with TW Gaze

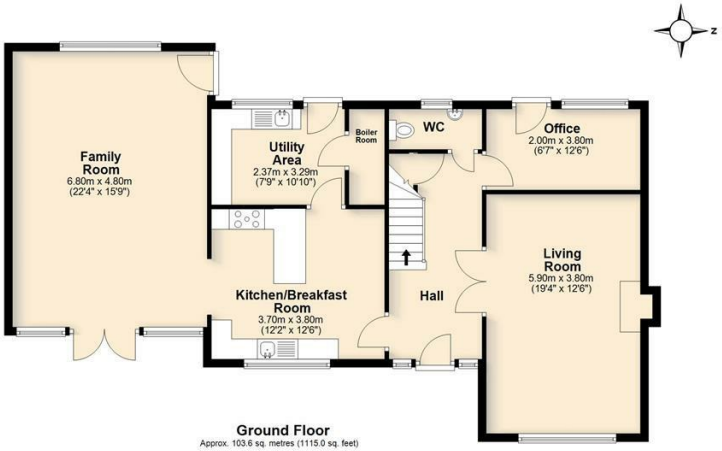
Tenure

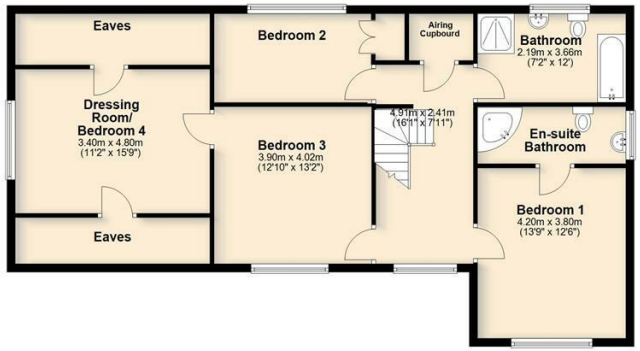
Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

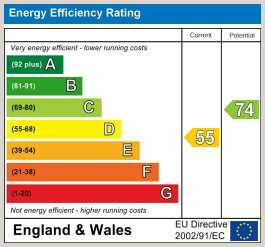
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20195





Total area: approx. 204.2 sq. metres (2198.1 sq. feet)



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