



# BRUSHMAKERS COTTAGE

79 SHELFANGER ROAD, DISS, IP22 4DY





A delightful Grade II listed cottage steeped in character, with origins in the 1600s, generous living space, and an enviable position within easy reach of Diss town centre.

A charming Grade II listed period home, rich in character and history, with origins dating back to the 1600s. Ideally positioned within easy reach of the town centre, the property combines historic charm with everyday convenience.

The property is entered via a side door into a welcoming entrance hall, housing a wall-mounted gas-fired boiler and useful storage cupboard. Doors lead to the kitchen and the ground floor bathroom which has been refitted and offers a stylish suite consisting of a bath with shower over low level w/c and a floating wash hand basin. The kitchen is fitted with a range of wall and base units with under-unit lighting, wooden work surfaces, and a ceramic sink and drainer. There is plumbing for a washing machine, space for a half-size dishwasher, and a 'self cleaning' Smeg dual fuel cooker (gas hob, electric oven). A door leads through to the dining room, which features exposed timbers and engineered oak flooring. From here, there is door into a rear porch, providing access to the garden.

The dining room also gives access to the sitting room, an impressive and characterful space featuring a red brick inglenook fireplace with wood-burning stove, engineered oak flooring, and a door opening to the front of the property.

A staircase leads to the first floor with two double bedrooms and continues up to the attic bedroom. Both first-floor bedrooms benefit from exposed timbers, with Bedroom Two featuring a cast-iron Victorian fireplace. The principal bedroom enjoys a stylish contemporary en-suite shower room. The attic bedroom offers further character, with an abundance of exposed timbers.

The property is approached via a gravelled driveway providing off-road parking. There is a front lawn and a side gate leading to the rear garden. The rear garden comprises a terrace, lawn, well-stocked beds and borders, and a useful storage outbuilding.















#### LOCATION

Diss offers excellent amenities including schools, health facilities, supermarkets, sports facilities, regular bus services and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

#### SERVICES

Gas fired central heating. Mains electric, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order).

#### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band - C

#### ENERGY PERFORMANCE

The property is exempt from needing an energy certificate because it is Grade II Listed.

#### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

#### BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.



## FLOOR PLAN



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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### CONTACT US

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