



The Cottage
Winfarthing Road
Shelfanger
IP22 2EQ

Guide Price: £550,000
NO ONWARD CHAIN





- Fully refurbished and tastefully extended
- No onward chain
- Great sense of space
- Enclosed garden
- Very well fitted
- Garage

Location

The small village of Shelfanger has 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.





Property

Recently renovated throughout, this property has been extended via a glazed corridor linking the original cottage to the new extension which seamlessly blends period features with modern contemporary living. Upon entry you will find the entrance porch leads you into a living room with an inviting large inglenook fireplace and attached snug to the rear. The dining room has an equally large inglenook and gives access to a useful utility space with a sink and space for a washer/dryer. There is a well equipped and bright downstairs shower room. A glazed link takes you through into the modern part of the ground floor. This opens out to a bright kitchen/family room which is fabulous for entertaining with French doors opening out to a generous sandstone patio. The kitchen is bright and well appointed and has an integrated eye level double oven, microwave and integrated dishwasher. There is the stylish addition of an Innova butler sink and mixer taps. In the centre of this space is a feature solid oak staircase ascending to a family bathroom and two double bedrooms. Two further double bedrooms featuring exposed original beams with a Jack & Jill en-suite are accessed via a separate staircase.

Outside

A shingled driveway offers parking for multiple cars in addition to the single detached garage. A pedestrian gate leads you into the enclosed garden which is mainly laid to lawn and offers a blank canvas as to how the new owner would like to utilise the space.

There is a pleasant winding footpath leading from the front door to a generous sandstone patio perfect for al fresco dining in the summer months.

Services

Mains water and electricity are connected to the property. Private Drainage and heating to radiators and underfloor heating is provided via an oil boiler.

Directions

Viewing Strictly by appointment with TW Gaze.

Freehold

Ref 2/19564/KH

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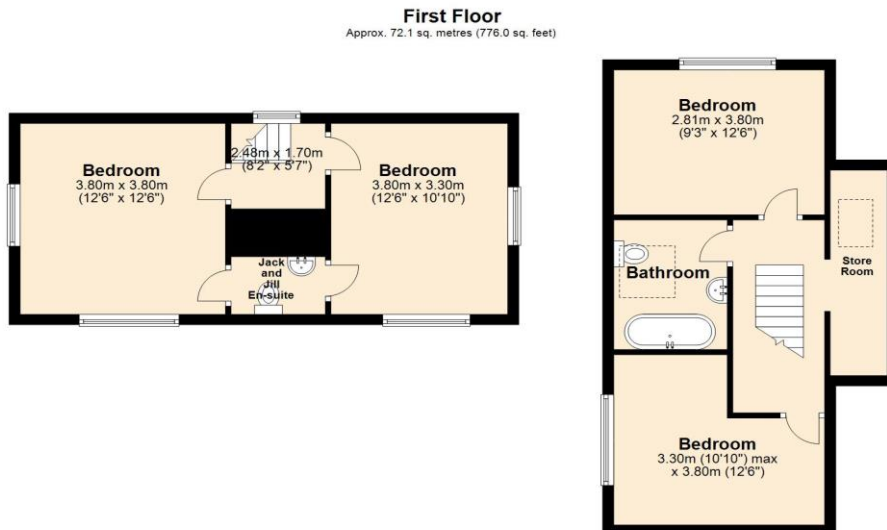
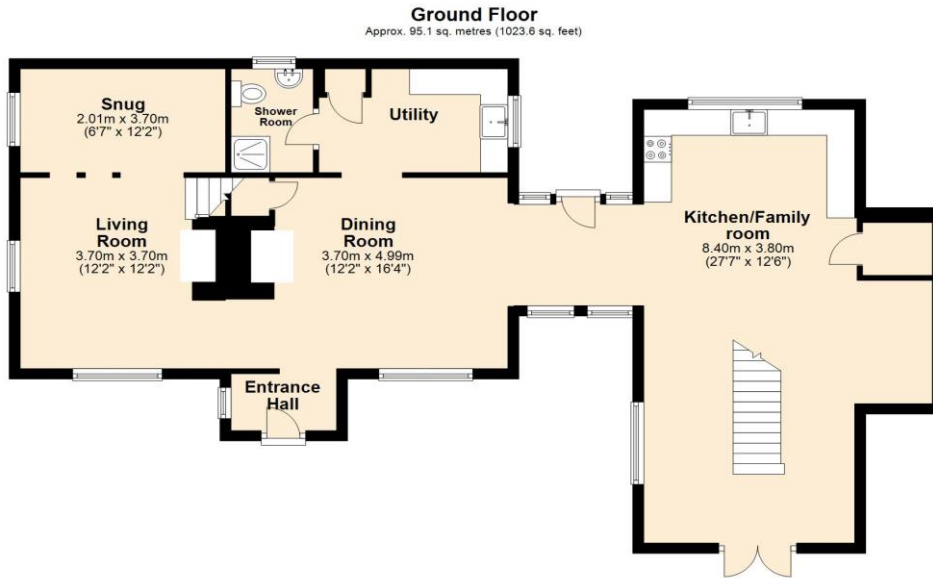
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Total area: approx. 167.2 sq. metres (1799.5 sq. feet)

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