



Common Road | Diss | IP22 2DP  
Price Guide £250,000

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GUIDE PRICE - £250,000 to £275,000

A charming 18th-century Grade II Listed detached home with large gardens and a detached barn, tucked away on a residential street close to Diss town centre and station. Full of character and potential, the property offers flexible space across two floors and now requires complete refurbishment.

- Guide Price £250,000 to £275,000
- Generous gardens with mature trees and space to transform
- Detached barn with further potential (STP)

## Location

Heatherland is situated in the popular village Shelfanger which 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 30 minutes.







## Property

Thought to date back to the 18th century, this Grade II Listed detached house is full of character and offers a great opportunity for someone looking to take on a rewarding renovation project. The front of the house reflects its historic roots with original architectural features, and the rest of the property offers flexible space and plenty of potential. Inside, the layout is spread over two floors and does need updating throughout. The ground floor includes a spacious entrance hall, reception room, kitchen, utility, office, a ground floor bedroom and a bathroom. Upstairs are two further bedrooms. Whether you're looking to restore it to its former glory or create something more modern within the historic shell (subject to the necessary consents), this is a home with real possibilities.

## Outside

The property sits on a generous plot with gardens to both the front and rear. At the moment, the garden is a little overgrown, but there are some mature trees and borders already in place, and the space is currently divided into different areas of interest. With some care and attention, this could become a really beautiful outdoor space to enjoy and make your own. There's also a detached barn, which could be put to good use (subject to any permissions needed), along with side access and off-street parking. All in all, there's lots of outside space to work with and plenty of potential to create a lovely setting around the home.

## Services

mains water and electricity are connected, mains drainage.

## Directions

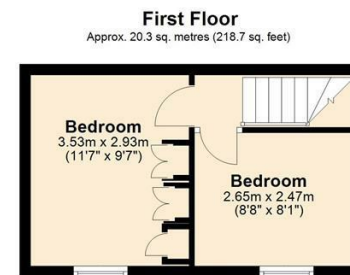
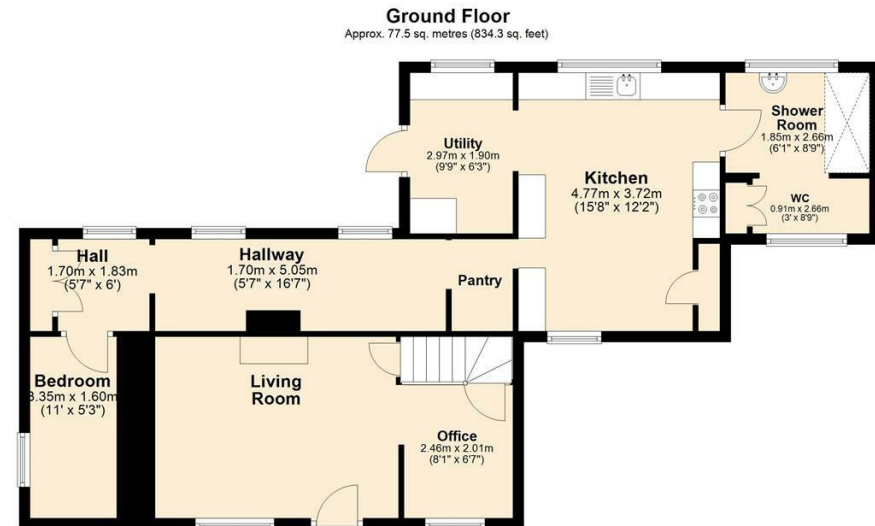
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Viewing strictly through appointment with TWGaze

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Freehold





Total area: approx. 97.8 sq. metres (1053.0 sq. feet)

10 Market Hill  
Diss  
Norfolk  
IP22 4WJ  
01379 641341  
prop@twgaze.co.uk