



**Henge House Druids Lane, Shelfanger Diss IP22 2DN**

**welcome to**

## **Henge House Druids Lane, Shelfanger Diss**

A beautifully presented 3-bedroom home in the desirable village of Shelfanger, featuring a spacious lounge/diner, modern kitchen with integrated appliances, and a low-maintenance rear garden. The property also offers three double bedrooms, including a primary with en-suite and off road parking.

### **Entrance Hall**

Front door, radiator, storage cupboard, carpet flooring.

10' 2" x 9' 9" ( 3.10m x 2.97m )

Window to front aspect, radiator, storage cupboard over stairs, carpet flooring.

### **Cloakroom**

W/C, wash basin, half up tiled walls, lino flooring.

### **Bathroom**

Window to rear aspect, W/C, wash basin, walk in shower, towel rail, lino flooring.

### **Lounge / Diner**

15' 7" into recess x 22' 1" ( 4.75m into recess x 6.73m )

Window to front aspect, two radiators, spot lights, serving hatch from kitchen, patio door to rear, carpet flooring.

### **Rear Garden**

Low maintenance, patio, decking area.

### **Kitchen**

11' 8" x 12' 10" into recess ( 3.56m x 3.91m into recess )

Window to side and rear aspect, wall and base units, built in sink, integrated fridge, access to downstairs W/C, patio door to rear, radiator.

### **Parking**

Off road parking for 2-3 cars.

### **Garage**

15' x 15' 4" ( 4.57m x 4.67m )

Windows to front, side and rear, manual up and over door, base units for storage.

### **Landing**

Window to side aspect, spot lights, radiator, carpet flooring.

### **Bedroom 1**

13' 4" x 9' 7" into recess ( 4.06m x 2.92m into recess )

Window to rear aspect, built in wardrobe, radiator, access to en-suite, carpet flooring.

### **En-Suite**

Window to rear aspect, W/C, wash basin, shower cubical, towel rail, spot lights, tiled walls, lino flooring.

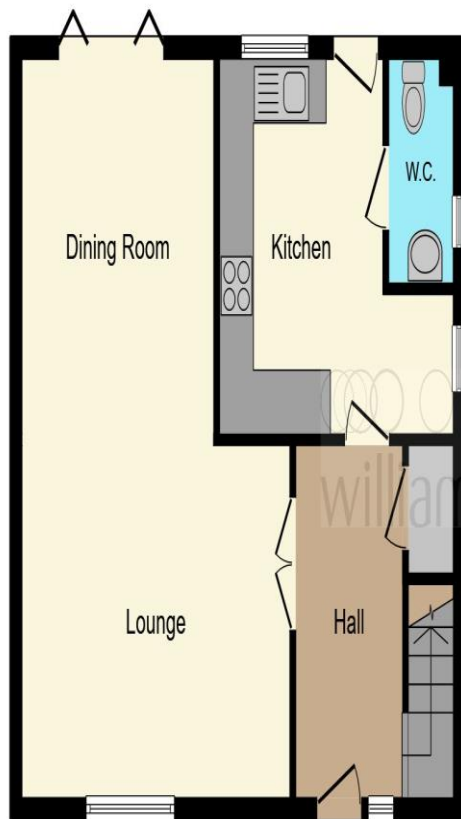
### **Bedroom 2**

9' 10" x 10' 4" ( 3.00m x 3.15m )

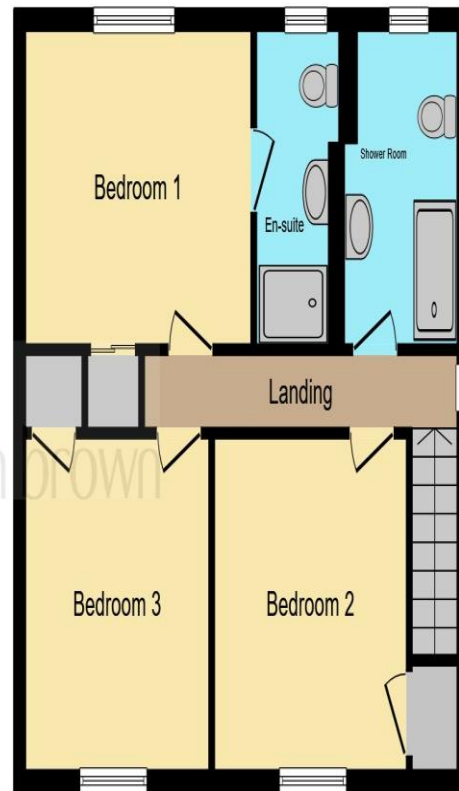
Window to front aspect, radiator, storage cupboard, carpet flooring.

### **Bedroom 3**





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**

**Henge House Druids Lane,  
Shelfanger Diss**

- Beautifully presented 3-bedroom home
- Off road parking
- Peaceful location
- Enclosed well-maintained rear garden
- Three double bedrooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers in excess of

**£340,000**



**view this property online** [williamhbrown.co.uk/Property/DSS111152](http://williamhbrown.co.uk/Property/DSS111152)



Property Ref:  
DSS111152 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01379 644719**



[Diss@williamhbrown.co.uk](mailto:Diss@williamhbrown.co.uk)



1 Navire House Mere Street, DISS, Norfolk,  
IP22 4AG



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**