



Druids Lane, Shelfanger Diss IP22 2DW

welcome to

Druids Lane, Shelfanger Diss

A charming two-bedroom home in the popular village of Shelfanger, featuring a spacious lounge, kitchen, conservatory, and two well-sized bedrooms-one with a feature fireplace. With front and rear gardens, off-road parking, and no onward chain.



Nestled in the sought-after village of Shelfanger, this delightful two-bedroom home offers a perfect blend of comfort and character, offered with no onward chain.

On the ground floor, the property features a spacious lounge ideal for relaxing or entertaining, a well-appointed kitchen, and a bright conservatory that opens out to the garden, providing a peaceful spot to enjoy the rear garden.

Upstairs, there are two generously sized bedrooms, one of which boasts a charming feature fireplace. A family bathroom completes the first floor.

Outside, the property benefits from both front and rear gardens and a private driveway offers convenient off-road parking.

This is a wonderful opportunity for first-time buyers, downsizers, or investors located in a quiet village setting.

Entrance Hall

Lounge

15' 5" x 11' 8" into recess (4.70m x 3.56m into recess)

Kitchen

12' 3" x 9' 3" (3.73m x 2.82m)

Conservatory

Irregular Shaped Room 33' 5" x 18' 6" (10.19m x 5.64m)

Landing

Bedroom 1

12' x 12' 4" into recess (3.66m x 3.76m into recess)

Bedroom 2

8' 3" x 11' 8" (2.51m x 3.56m)

Bathroom

Front Garden

Rear Garden

Parking

Agents Note



view this property online williamhbrown.co.uk/Property/DSS111219



welcome to

Druids Lane, Shelfanger Diss

- Offered with no onward chain
- Two-bedroom semi detached house
- Conservatory
- Bedroom with feature fireplace
- Off road parking

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DSS111219



Property Ref:
DSS111219 - 0005

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



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



williamhbrown.co.uk