



**Shelfanger Road, Roydon Diss IP22 4DZ**



**welcome to**

## **Shelfanger Road, Roydon Diss**

This well-presented two-bedroom end terrace home offers a spacious lounge, modern kitchen, conservatory, two generous bedrooms, and a family bathroom. Outside benefits include an enclosed rear garden with shed, plus two allocated parking spaces, all within easy reach of Diss town centre.

### **Entrance Hall**

Front door, window to side aspect, radiator, hard flooring.

### **Parking**

Two allocated spaces on Store Street.

### **Lounge**

12' 1" x 14' 9" Max ( 3.68m x 4.50m Max )

Under stairs cupboard, radiator, door leading to conservatory, hard flooring.

### **Kitchen**

7' 8" x 9' 11" ( 2.34m x 3.02m )

Window to front aspect, wall and base units, built in sink, boiler, splash back tiles, integrated oven and hob, extractor fan.

### **Conservatory**

12' 7" x 7' 11" ( 3.84m x 2.41m )

Double glazed window to side and rear, two radiators.

### **Bedroom 1**

11' 5" x 11' 11" ( 3.48m x 3.63m )

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

### **Bedroom 2**

7' 9" x 10' 3" ( 2.36m x 3.12m )

Window to rear aspect, radiator, carpet flooring.

### **Bathroom**

Window to rear aspect, W/C, wash basin, bath, over head shower, heated towel rail.

### **Loft Space**

Partially boarded

### **Rear Garden**

Side gate access, small patio area, shingle area, garden shed, turfed, fenced for boundary.



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**  
**Shelfanger Road,**  
**Roydon Diss**

- Charming two-bedroom end terrace home
- Conservatory
- Enclosed rear garden
- Two allocated parking spaces
- Easy reach of Diss town centre and station

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

offers over  
**£220,000**



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Property Ref:  
DSS111277 - 0005

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**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)**