



South View Common Road, Shelfanger Diss IP22 2DP

welcome to

South View Common Road, Shelfanger Diss

A charming Grade II listed four-bedroom detached home from the 1600s, full of character features including beams and wood burners, set in the peaceful village of Shelfanger. The property offers spacious living areas, mature gardens, ample parking, and easy access to Diss amenities.

Entrance Porch

Front door, window to front aspect, storage cupboard, tiled flooring.

Cloakroom

Window to side aspect, w/c, wash basin, shower cubical.

Study

12' x 7' 2" (3.66m x 2.18m)

Window to side and front aspect, radiator, carpet flooring.

Lounge

13' 7" x 12' 2" (4.14m x 3.71m)

Window to front aspect, two radiators, wood burner, carpet flooring.

Dining Room

Irregular Shaped Room 20' 3" x 12' 5" (6.17m x 3.78m)

Window to side aspect, wood burner, radiator, carpet flooring.

Kitchen

16' 6" Max x 14' 10" Max (5.03m Max x 4.52m Max)

Window to rear aspect, wall and base units, built in sink, standard space for white goods, spot lights, tiled flooring.

Boot Room

Door to front and rear, side access from home, laminate flooring.

Landing

Loft hatch, carpet flooring.

Bedroom 1

13' 5" x 12' 6" (4.09m x 3.81m)

Window to front and side aspect, built in wardrobe,

access to dressing room, carpet flooring.

Dressing Room

8' 8" x 7' 4" (2.64m x 2.24m)

Window to rear aspect, restricted head height, wooden flooring.

Bedroom 2

13' 3" x 11' 8" (4.04m x 3.56m)

Window to side aspect, built in storage, carpet flooring.

Bedroom 3

14' 10" x 7' 5" (4.52m x 2.26m)

Window to rear and side aspect, storage in the eaves, radiator, restricted head height, wooden floorboards.

Bedroom 4

Irregular Shaped Room 12' x 13' 5" (3.66m x 4.09m)

Window to front and side aspect, electric heater, carpet flooring.

Bathroom

Window to rear aspect, w/c, shower cubical, bath, radiator, wash basin, carpet flooring.

Front Garden

Shingle driveway with lawned frontage.

Rear Garden

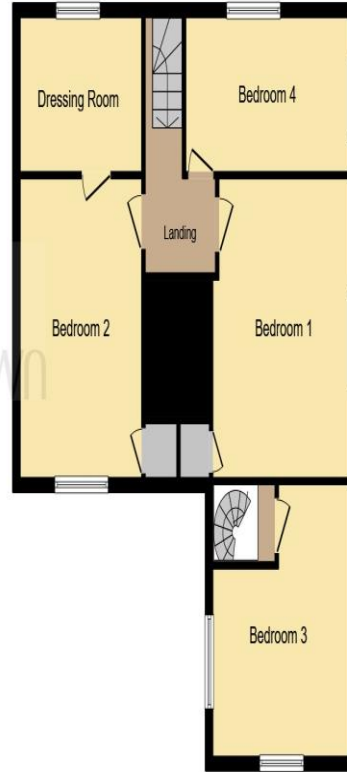
Mature rear garden, summer house with electric, flower beds, small patio area, pond, oil tank, greenhouse.

Garage

Window to side aspect, boiler, hot water system, concrete flooring.



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



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**South View Common Road,
Shelfanger Diss**

- Charming four-bedroom detached home
- Grade II listed
- Peaceful village location
- Driveway with off road parking for multiple cars
- Mature rear gardens

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

guide price

£400,000



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Property Ref:
DSS111401 - 0004

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