



Brookside
Rectory Road | Shelfanger | Norfolk | IP22 2DQ

COSY WELCOMING CHARACTER



Originally a 1945 detached bungalow, renovated and extended to create a welcoming five double bedroom detached house, this home has space for everyone. With four bathrooms and options for bedrooms to function as home office, library room, or gym there are plenty of options for the house to grow with you. The conservatory provides amazing views of the interesting gardens and all set in a pretty village just three miles away from day-to-day amenities.



KEY FEATURES

- Wonderful Detached Home
- Envious Rural Location - Easy Access To Diss
- Super Plot of around a third of an acre (stms) With Delightful Gardens
- Large Conservatory
- Fitted Kitchen Breakfast Room
- Lovely Sitting Room With Fireplace
- Two Ground Floor Bedroom With Bathroom
- Three First Floor Bedrooms - All En Suite
- Dressing Room Off Main Bedroom
- Solar Panels for Electric and Solar Tubes for Hot Water

Useful Utility Room

This charming country village home has such the warmth about it, whilst being a practical family home lending itself to versatility of use. The current owners have renovated and reorganised the ground floor making it ideal for growing families or multi-generational living. The private and tranquil gardens make this ideal for families, dogs and enthusiastic gardeners all just a few minutes from amenities.

Step Inside

The great flow of this home begins with the entrance and hallway from which sleeping areas are to the right and social areas to the left. The current owners reconfigured the ground floor to create two double bedrooms sharing a family shower room, to make ground floor living accessible. To the left a large living room with beautiful fireplace and multi fuel burner faces west for sunset views. The dual aspect bright kitchen with great range oven, ample cupboard space and breakfast bar also has a useful utility room off it. This leads to a stunning garden room/conservatory, with panoramic views over the garden. The ground floor flows so well and offers opportunity to change the use of space according to needs, bedrooms could become snug, teens lounge or offices.

Gorgeous Garden Room/Conservatory

The gardens can be viewed from the huge conservatory as well as the welcoming living room. The conservatory has a seven-layer roof making it cool in summer and retaining heat in winter – a room for all seasons. The room has convector heating too to top up the winter sun. The current owners say they practically live in this room as it has so much space for two large sofas as well as an eight-seater dining table.

Living Room

The west facing living room has two sets of patio doors opening to the garden onto fantastic decking area with pergola from which stunning sunsets can be enjoyed with a glass of wine, a great entertainment space. Alfresco dining is a real treat with relaxing views of this interesting garden. In winter the cosy multi fuel burner makes this room a great space for snuggling down with the family.





KEY FEATURES

Exploring Upstairs

The first-floor landing leads to three large bedrooms all with their own ensuite. The bright Principal Bedroom at the rear of the house, has a huge ensuite with bath/shower, a walk-in wardrobe plus peaceful views of open fields via a Juliet balcony. The other two bedrooms both have built in wardrobe as well as ensuite, cleverly designed to allow head height for showers.

Step Outside

Set back from the road with a long driveway providing off road parking for 8 plus vehicles, you find the double garage which has solar panels on the roof to generate electricity, there are solar tubes on the rear of the house which are for hot water supply. The owners enjoy gardening and planted a stunning rose garden stocked with Peter Beales roses, Hollyhocks and Foxgloves providing a vibrant display in spring and summer. For the green thumbed enthusiast there is a fantastic veggie area with five huge trugs where salad crops and potatoes have been grown, a herb garden, greenhouse and potting shed. Mature trees and shrubs have grown up over the years and attract a huge variety of bird and wildlife including woodpeckers and squirrels who visit daily. A magnificent oak tree has been garnished with a stunning array of snowdrops and bluebells giving colour during the winter months. The whole plot is fully enclosed so the lawns are perfect for children and dogs to play.

On The Doorstep

Shelfanger is a thriving and friendly village with a pretty church, an active village hall offering clubs and events like the super-popular Wednesday café. Many country walks are on the doorstep with destinations like Boyland Common and Winfarthing in walking distance and you can walk to the village hall in just ten minutes.

How Far Is It To....

Diss is just three miles away, providing day to day amenities including supermarkets plus independent shops, schools, The Corn Hall (arts venue), and fast and frequent rail connections to London and Norwich.

























INFORMATION



Directions

Proceed from the market town of Diss along Denmark Street in the direction of Shelfanger. On entering the village take the first right hand turn and follow the road to the T junction. At the T junction take a left hand turn and the property will be found on the right-hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///clusters.fizzled.angushed](https://clusters.fizzled.angushed)

Services, District Council and Tenure

Solid Fuel Central Heating

Solar Panels

Septic Tank Drainage

Broadband Available – IGB Fiber to premises - please see www.openreach.com/fibre-checker

Mobile Phone Reception – current good reception with EE but may vary depending on network provider Please see www.ofcom.org.uk - to check

South Norfolk District Council - Tax Band C

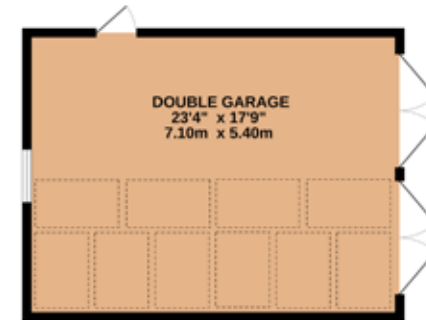
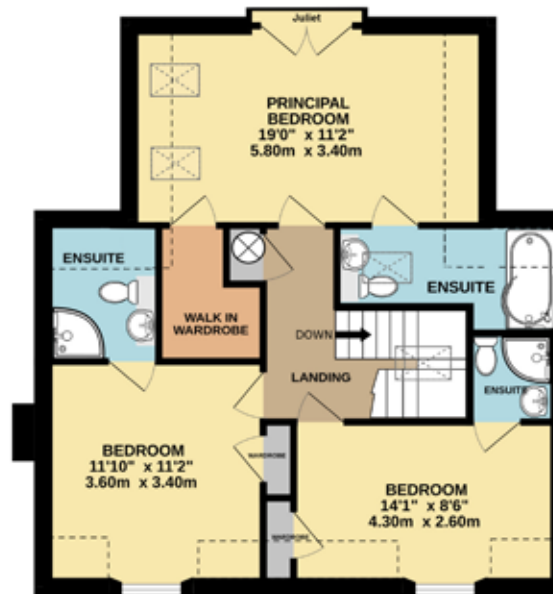
Tenure: Freehold

GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.

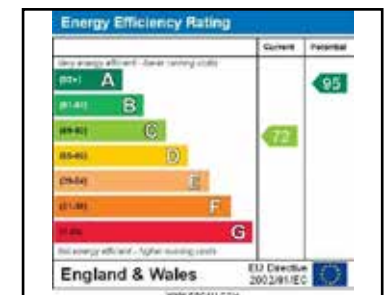


TOTAL FLOOR AREA : 2003 sq.ft. (186.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
764 sq.ft. (71.0 sq.m.) approx.



Solar panels on roof



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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