



Henge House Druids Lane, Shelfanger Diss IP22 2DN

welcome to

Henge House Druids Lane, Shelfanger Diss

In the desirable village of Shelfanger, this beautifully presented 3-bedroom home features a modern kitchen with integrated appliances, spacious lounge/diner, three double bedrooms, including a primary with en-suite. The property also offers a low-maintenance rear garden 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

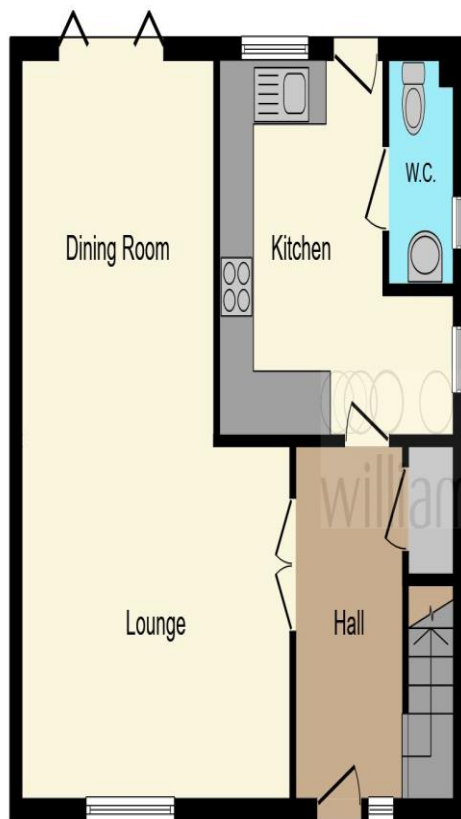
Window to rear aspect, W/C, wash basin, shower cubical, towel rail, spot lights, tiled walls, lino flooring.

Bedroom 2

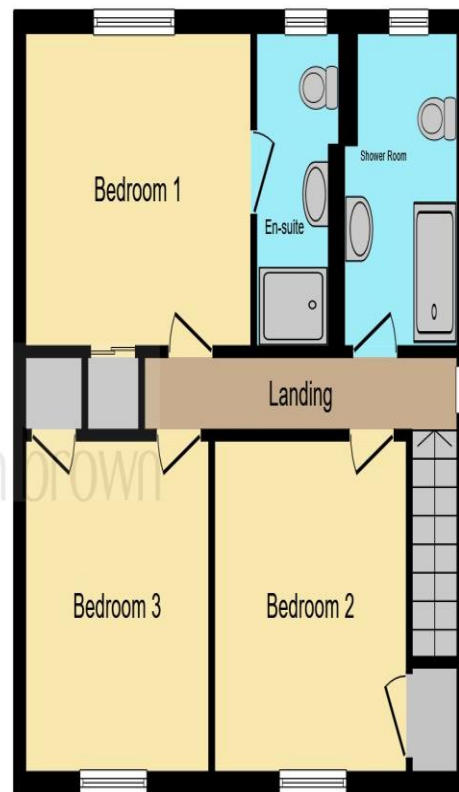
9' 10" x 10' 4" (3.00m x 3.15m)

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



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**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

guide price

£300,000



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Property Ref:
DSS111152 - 0007

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