



Shelfanger Road, Diss - IP22 4XY

**STARKINGS
& WATSON**

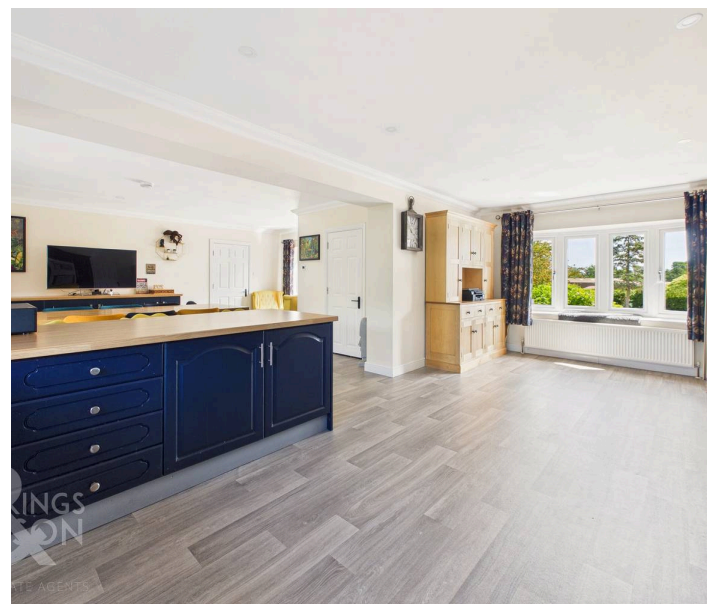
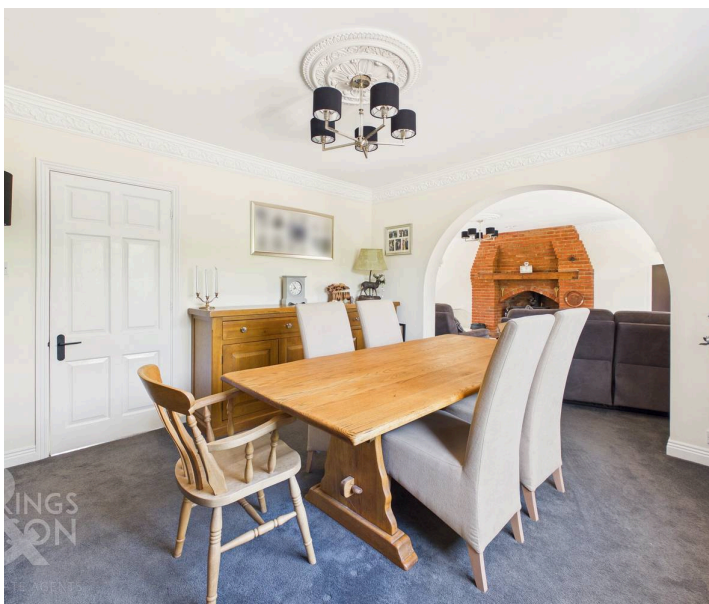
HYBRID ESTATE AGENTS



Shelfanger Road

Diss

Presenting an **OUTSTANDING FIVE BEDROOM DETACHED FAMILY HOME**, this impressive property combines expansive accommodation with a **RURAL POSITION** surrounded by **OPEN FIELDS**, offering peace, privacy, and versatility. The **MAIN HOUSE** boasts over **2660 SQFT (stms)** of beautifully appointed living space, combining **THREE RECEPTIONS ROOMS** including a **HUGE KITCHEN/DINING/FAMILY ROOM** at its heart. You will find **FIVE BEDROOMS** in total on the first floor with the addition of a **SELF-CONTAINED BEDROOM SUITE** complete with its own **KITCHENETTE** and **BATHROOM** (ideal for multi-generational living, guests, or independent teenagers). There are also **TWO WELL APPOINTED BATHROOMS** on the first floor with the ground floor also offering a useful **UTILITY ROOM**, and convenient **CLOAKROOM**. Picturesque **VIEWS** across open countryside can also be found to all first floor windows. In addition to the main house and the self contained suite, there is an excellent **DETACHED TRIPLE GARAGE BLOCK** with over **1500 SQFT** of accommodation (stms) with a **FIRST FLOOR LEVEL** (ideal for conversion, subject to planning), perfect for a **HOME OFFICE, STUDIO**, or additional guest accommodation. This property is set within a **GATED and PRIVATE, WELL-KEPT PLOT** of approximately **ONE ACRE (stms)**, with a vast sweeping **SHINGLED DRIVEWAY** providing an abundance of parking for multiple vehicles.



This remarkable home would suit a wide range of purchasers looking for an expansive property set within a generous rural plot and potential to create more accommodation and/or business opportunities if required. There is also the potential to purchase further land to the rear (owned by a separate land owner) via separate negotiation should a purchaser require additional space.

- Highly Impressive Detached Family Home
- Rural Position Surrounded By Open Fields
- Mian House Offers Over 2660 SQFT Internally (stms)
- Self Contained Bedroom Suite With Kitchenette & Bathroom Ideal For Multi-Generational Living
- Detached Triple Garage Block With First Floor Level Ideal For Conversion (stp)
- Gated & Shingled Expansive Driveway With Vast Amount Of Space For Vehicles
- Private Well Kept Plot Of Approximately 1 Acres (stms)
- Located Within Only A Few Miles Of Diss Town Centre With Mainline Train Station

The property is located just outside the centre of Diss within a rural position yet within a short drive of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.



Council Tax band: F
Tenure: Freehold
EPC Energy Efficiency Rating: D

SETTING THE SCENE

using the Shelfanger Road on the periphery of Diss you will find impressive double gates to the front leading onto the expansive shingled driveway providing ample parking off road for numerous vehicles. The driveway leads round to the impressive triple garage block with storage to the side. There are two entrance doors into the main house to the front from the driveway frontage.

THE GRAND TOUR

The Main House - The home has been designed with both space and versatility in mind, the layout seamlessly connects two distinct yet cohesive wings. The main entrance opens into a generous sized hallway, with access into a large and bright sitting room, where a dramatic brick fireplace with a log-burning stove can be found. Flowing through to a formal dining room, the space is ideal for entertaining. The heart of the home is the open-plan kitchen, dining and family room area - a real standout feature, finished in a rich navy theme with a central breakfast bar and additional dining space, making it ideal for both casual family meals and larger gatherings. There are then double doors to the rear opening onto the courtyard beyond. Also on the ground floor there is a further entrance hallway, utility room and ground floor cloakroom.

The upper floor is thoughtfully designed to accommodate multi-generational living or provide an independent space for older children. A separate and additional entrance on the ground floor leads directly via a dedicated staircase to an impressively proportioned self-contained bedroom with its own kitchen area—perfect for those seeking privacy. This space also benefits from a 'Jack and Jill' en-suite, which conveniently connects to another bedroom and the main landing. Using the principal staircase, the main home provides the remaining well-proportioned bedrooms of which there are four and a luxurious four-piece family bathroom, as well as the shared 'Jack and Jill' bathroom.

The Garaging - Located to the right of the main house, the vast triple garage block can be found, with single garage and adjacent double garage as well as storage unit which together to deliver unrivaled practicality, with ample room to work and store large machinery, vehicles and more. For car enthusiasts, this is an absolute dream. The spacious layout is further complemented by the upper floor of the garage, which presents an exciting opportunity for conversion into additional living accommodation, subject to planning approval. This upper level could easily become an excellent annexe or rental accommodation providing an income if required. Planning permission is already in place for a left-side extension, incorporating a bedroom, ensuite, and study, with the necessary documentation held by the vendor.

FIND US

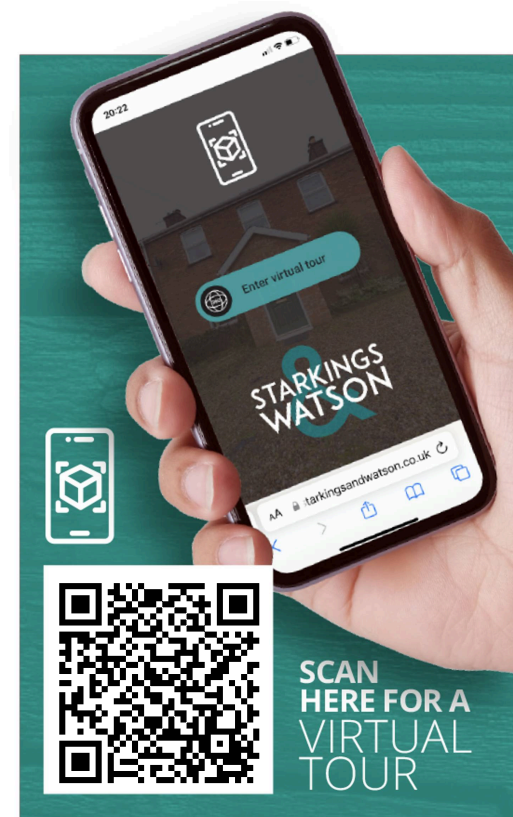
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What3Words : ///encodes.rooks.coiling

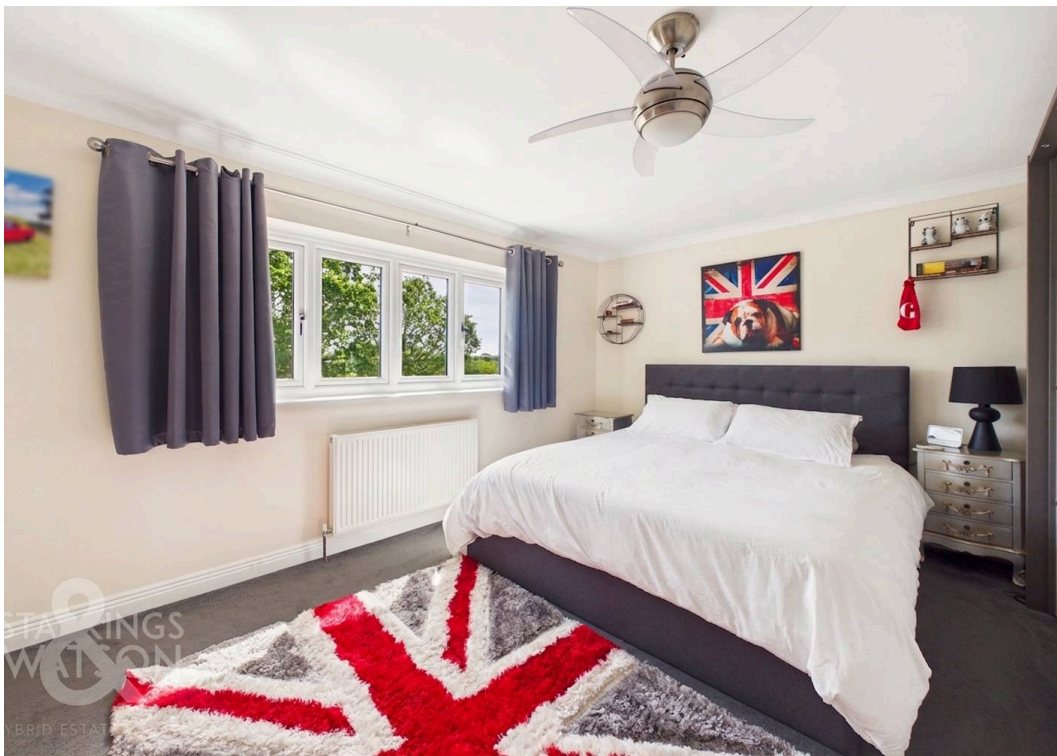
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised the central heating is provided by oil, drainage is via a private sewerage treatment plant, mains electricity is connected with water provided by a bore hole. Further land can be purchased to the rear via separate negotiation if required.







THE GREAT OUTDOORS

The grounds extend to approximately 1 acres (stms) with expansive wrap around lawns to all sides of the home, creating a substantial outdoor space perfect for both leisure and functionality. To the right of the home is the enormous garage block and for car enthusiasts, this home driveway and garage is a dream setup. With extensive off-road parking at your disposal, there is plenty of space to accommodate multiple vehicles, including motorhomes—perfect for those with a passion for cars or outdoor adventures. The plot is enclosed by mature hedging surrounding as well as attractive landscaping, a variety of mature trees and shrubs as well as planting borders. To the side and rear of the house is a very generous hard standing patio with low level brick wall and extensive planting borders providing the perfect spot for outside dining offering a good degree of privacy. The plot backs and sides onto open fields creating a further sense of space.





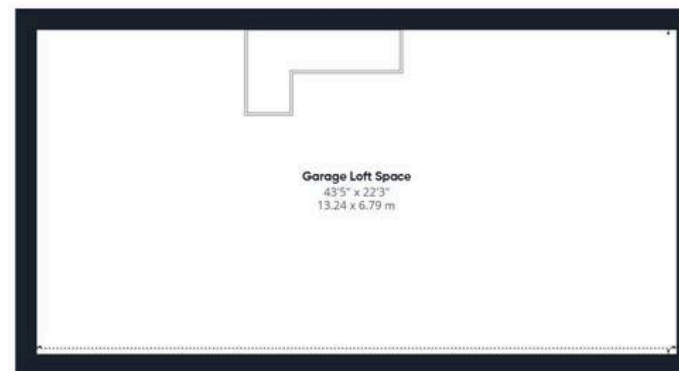
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

4196 ft²
389.8 m²

Reduced headroom

32 ft²
3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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