



Shelfanger Road, Diss - IP22 4EH



Shelfanger Road

Diss

Presenting an EXCEPTIONAL SEMI-DETACHED, EXTENDED FAMILY HOME offering over 1500 SQFT OF LIVING SPACE (stms), this beautifully presented property boasts a BESPOKE FINISH TO A VERY HIGH STANDARD. The ground floor accommodation has been wonderfully altered and updated with a perfect family friendly flow and includes TWO DELIGHTFUL RECEPTION ROOMS with bespoke cabinetry and fireplaces as well as an inset Bio-Ethanol Burner in the sitting room. The heart of the home is the impressive OPEN PLAN KITCHEN/DINING ROOM, complete with central BREAKFAST BAR, QUARTZ WORKTOPS, INTEGRATED APPLIANCES, sleek cabinetry, and ample space for family dining with glimpses over stunning rear gardens beyond. The kitchen flows seamlessly into a SEPARATE UTILITY SPACE for added convenience with plenty of storage as well as front and rear access. The ground floor is complete with a bespoke fitted lobby area leading to a w/c. Upstairs, discover THREE WELL-PROPORTIONED BEDROOMS, each designed with comfort and privacy in mind, while the modern family bathroom with double shower and roll top bath can be found.



Externally, the DETACHED ANNEXE ACCOMMODATION can be found, offering a versatile FOURTH BEDROOM with its own KITCHENETTE and SHOWER ROOM, ideal for multi-generational living, a home office, or guest suite (providing flexibility to suit your lifestyle). The rear gardens are equally as impressive having completely landscaped with the addition of porcelain tiled patio areas, covered pergola seating area, raised planting beds, children's play space, various sheds and outbuildings as well as access to the detached annexe accommodation. The front driveway offers very useful DRIVEWAY PARKING for numerous vehicles. The house can be found within a short 5 minute walk to the town centre with an array of local amenities as well as local schooling all within close proximity.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Exceptional Semi-Detached, Extended Family Home
- Detached Annexe Accommodation With Kitchenette & Shower Room Ideal For Multi-Generational Living
- Over 1500 SQFT Of Living Space In Total (stms)
- Bespoke Finish To A Very High Standard
- Open Plan Kitchen/Dining Room With Integrated Appliances & Separate Utility Space
- Two Delightful Reception Rooms
- Four Bedrooms In Total, Two Bathrooms & W/C
- Fully Landscaped & Private Gardens With Porcelain Tiling & Extensive Driveway Parking



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.

SETTING THE SCENE

The house can be found using Shelfhanger Road heading out of Diss on the right hand side. There is a large frontage providing plenty of parking off road for numerous vehicles. To the front there is also landscaped gardens with low level hedging as well as two access doors - one of which leads into the second reception room and the other into the utility.

THE GRAND TOUR

Entering the house via the door into the utility you will find excellent storage options for a busy family with space for white goods and a second sink with a sky lantern and rear access onto the garden. A door leads into the lobby area leading to the ground floor w/c and the kitchen/dining room beyond. The bespoke fitted and paneled lobby provides further storage with space for a drinks fridge and an integrated dog bed. The kitchen/dining room is the heart of the home providing a stunning shaker style kitchen with wall and base level units with quartz worktops over as well as central breakfast bar/island unit. Integrated appliances include a double eye level oven with induction hob and dishwasher. There is space for a large freestanding fridge/freezer. The dining area has two full length windows as well as double doors onto the rear garden as well as Velux windows all of which provide plenty of natural light. There is space for a large dining table also creating the ideal space for family dining. The kitchen/dining room offers access to the reception space at the front of the house with the first room providing bespoke cabinetry, traditional front door and stairs to the first floor landing.

The sitting room is found off the second reception with central fireplace and inset bio-ethanol burner and further bespoke cabinetry.

Heading up to the first floor landing you will find three double bedrooms, a family bathroom and built in cupboard. To the rear is the four piece bathroom with double walk in shower, roll top bath, hand wash basin and w/c. There is a comfortable double bedroom to the rear also with fitted cupboard. To the front two further doubles can be found including the master bedroom with stylish paneling and bespoke wardrobes and storage. The other bedroom of similar size provides excellent fitted storage options. All rooms benefit from fitted shutters to the windows.

The detached annexe accommodation accessed via the garden provides excellent separate accommodation which could be used in a number of ways whether that be for a fourth bedroom, office or studio space. The room is self contained and provides a kitchenette with storage units, storage mezzanine level, bi-folds onto the garden and an en-suite shower room / W/C.

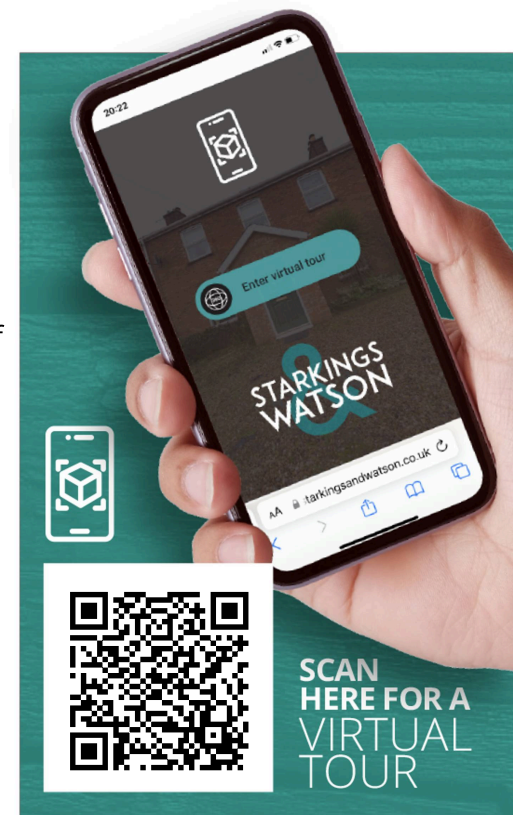
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VIRTUAL TOUR

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

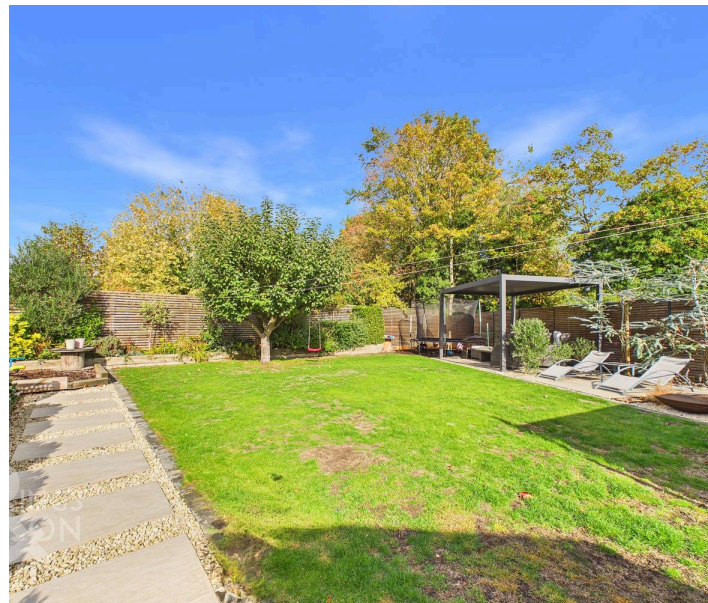


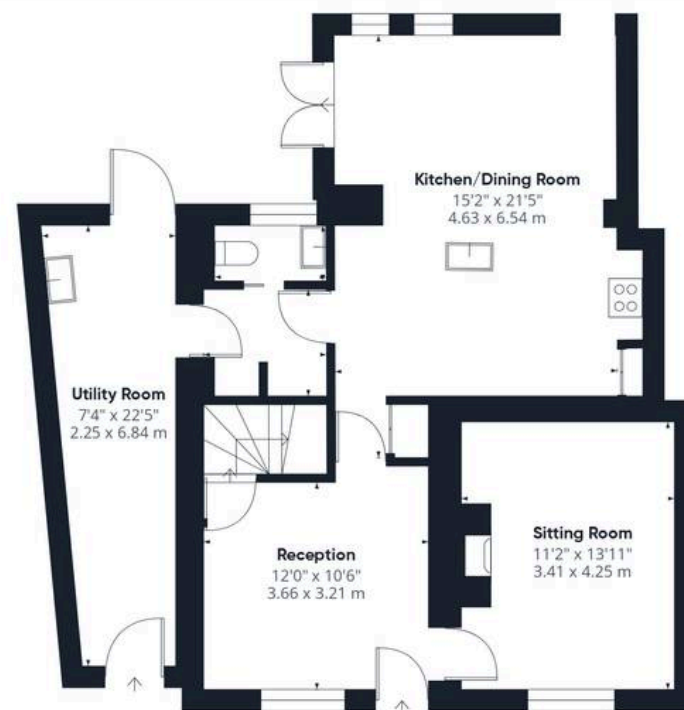




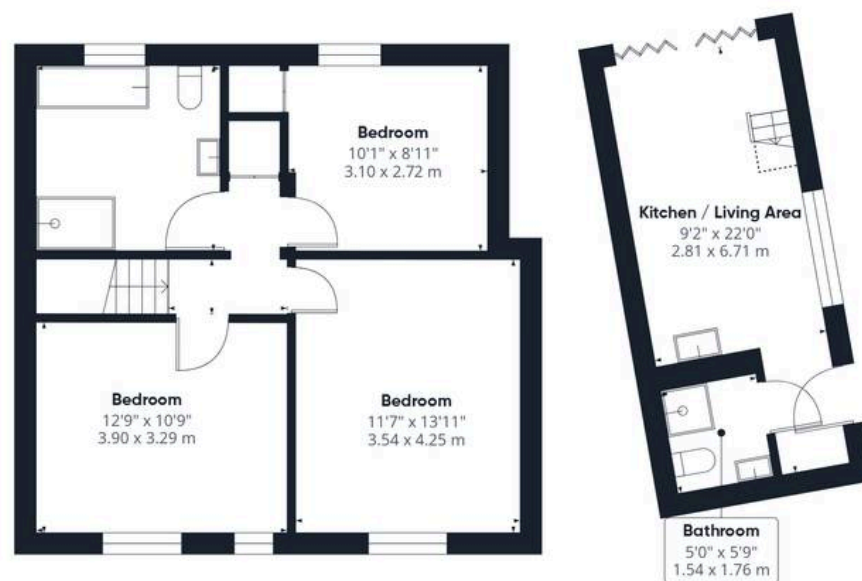
THE GREAT OUTDOORS

The landscaped rear gardens provide more space than you might expect to find as well as a sunny and private aspect. Leading from the rear of the house there is a stunning porcelain tiled patio area providing the ideal space for outside dining with sleepers enclosing the space. Steps lead up to the main section of garden which is laid to lawn raised beds surrounding. Within the garden you will find a timber storage shed and a brick outhouse as well as children's barked play areas and a stunning pergola covered seating area with further porcelain tiling providing a further seating space. A pathway leads to the detached annexe with its own access. There is also space for a free standing sauna which could be available by separate negotiation.





Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Approximate total area⁽¹⁾

1505 ft²

139.9 m²

Reduced headroom

6 ft²

0.5 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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