



Heatherland Common Road, Shelfanger Diss IP22 2DP


**william
h brown**

welcome to

Heatherland Common Road, Shelfanger Diss

A charming three-bedroom detached cottage in the village of Shelfanger, full of character and offering an exciting renovation opportunity, with flexible accommodation. Externally the property benefits from off-road parking and a spacious rear garden. Offered with no onward chain.

Lounge

14' 4" x 11' 3" (4.37m x 3.43m)

Window to front aspect, front door, radiator, fireplace, carpet flooring.

Reception Room

6' 11" x 8' 7" (2.11m x 2.62m)

Window to front aspect, radiator, stair access.

Hallway

5' 5" x 5' 11" (1.65m x 1.80m)

Window to rear aspect, radiator, tiled flooring.

Kitchen

15' 6" x 12' (4.72m x 3.66m)

Window to rear aspect, wall and base units, radiator, built in sink, tiled splash back, carpet flooring.

Utility Room

5' 6" x 8' 5" (1.68m x 2.57m)

Window to rear aspect, base units, door to side aspect, carpet flooring.

Landing

Restricted head height.

Bedroom 1

11' 10" x 11' 1" (3.61m x 3.38m)

Window to front aspect, storage cupboard, carpet flooring.

Bedroom 2

8' 8" x 8' (2.64m x 2.44m)

Window to rear aspect, radiator, carpet flooring.

Bedroom 3

10' 9" x 5' 5" (3.28m x 1.65m)

Window to side aspect, radiator, carpet flooring.

Bathroom

Window to front and rear aspect, walk in shower room, wash basin, w/c, radiator, tiled walls, hard flooring.

Loft Space

Access from kitchen.

Front Garden

Fully turfed

Rear Garden

Patio area, large turfed area, garden shed, hedging for boundary.

Parking

Off road parking.



Total floor area 97.8 m² (1,053 sq.ft.) approx

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.propertybox.io



welcome to
**Heatherland Common Road,
Shelfanger Diss**

- OFFERED WITH NO ONWARD CHAIN
- Charming three-bedroom detached cottage
- Character features
- Kitchen with separate utility room
- Ground floor bathroom

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£230,000



view this property online williamhbrown.co.uk/Property/DSS111459



Property Ref:
DSS111459 - 0003

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