

Common Road | Shelfanger | IP22 2DR

Guide Price £600,000 - £625,000

twgaze

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Renovated and extended bungalow set in the open countryside with far reaching views. Stunning open plan kitchen/dining/living area. Glazed apex and bi-folding doors to the garden. Mature grounds approaching 0.5 ac. Double oak framed cart lodge. Flexible use of bedrooms and reception rooms.
No onward chain.

- Guide Price £600,000 - £625,000
- Found in peaceful, open countryside with views
- Large glazed feature apex and bi-folding doors
- Main bathroom, with further en-suite off one of the bedrooms
- Mature grounds (approaching 0.5 ac)
- Detached fully refurbished and extended bungalow
- Stunning open plan kitchen, dining, living space creating an exceptional social space
- Accommodation extending to 1700 sq.ft, with flexibility with its use
- Generous driveway with double, oak framed open cart lodge
- No onward chain

Location
The property is situated in a quiet, rural lane, adjacent a copse of woodland, and open farmland, which provides the location with a great sense of space and countryside living.
Shelfanger village is just 3 miles to the north of Diss on the B1077 which leads to Winfarthing, Old Buckenham, Banham and Attleborough There are excellent local primary schools in the nearby villages of Bressingham and Winfarthing. The local market town of Diss offers a wide range of facilities, including schooling to sixth form level, independent businesses, local and national shops and supermarkets including Morisons and Tesco. The town has sporting facilities, including a swimming pool and gym, social clubs, and an 18 hole golf course. The mainline railway in Diss gives access to both Norwich and London Liverpool Street with a journey to London taking around 90 minutes and the cathedral city of Norwich is just over 20 miles to the north where there is an international airport.



















The Property

Having been thoughtfully renovated and extended, the property offers an appealing combination of spacious, contemporary living space and countryside surroundings. Of particular note is the impressive 30' vaulted open plan kitchen, dining and living area, where a striking glazed gable end provides a wonderful sense of light and frames the leafy outlook beyond. The kitchen has excellent worktop space, fitted units, and oven, along with a central island with hob and drawn down vent. Bi-fold doors open directly onto a decked seating area and the mature garden, allowing the space to be enjoyed equally well for keen gardeners, everyday living and entertaining. Views across the neighbouring farmland further enhance the setting and can also be appreciated from the versatile bedroom/reception room. The new extension links comfortably through to the original bungalow, where a welcoming entrance hall, partly vaulted in design, creates an attractive first impression and a lovely space in which to greet visitors. Whilst there is flexibility in the use of the accommodation, the original part provides two well-proportioned bedrooms, one of which benefits from a spacious en-suite bathroom, together with a further good-sized family bathroom. Both bathrooms are neutrally decorated and each feature a freestanding bath with traditional ball and claw feet, adding a touch of character to the otherwise contemporary finish.

Outside

The property is approached through a pair of five-bar gates which open onto a generous driveway, providing ample parking for several vehicles and access to a substantial oak-framed double cart lodge. Beyond this are established gardens, with mature hedging and shrubs providing an attractive backdrop and a good degree of privacy. The driveway continues towards an impressive oak-framed entrance porch, which gives the property a particularly welcoming approach and a sense of character upon arrival. A further five-bar gate provides useful vehicular access to the larger area of garden beyond, which is predominantly laid to grass with established hedging and shrub borders. The grounds offer a pleasing sense of space and maturity, complementing the property's attractive rural setting.

Services: Mains electricity and water are connected. Private treatment plant. Oil fired central heating

Agents notes: Some imagery used has been digitally enhanced by the use of AI.

Viewing: Strictly by appointment by TW Gaze

How to get there: What3words: outsmart.outlined.sweetener

Freehold

Council Tax: TBC

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20385

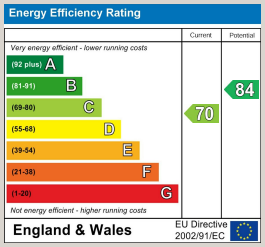








Total area: approx. 166.4 sq. metres (1791.0 sq. feet)



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