



Shelfanger Road | Diss | IP22 4EH

Guide Price £245,000

twgaze

# Shelfanger Road | Diss | IP22 4EH Guide Price £245,000

A recently refurbished period home positioned within the town centre, offering well-presented and thoughtfully arranged accommodation finished in a contemporary style. The property has been redesigned to create an open-plan living space suited to modern lifestyles, whilst still retaining elements of character expected of a property of this age.

Particular features include a high specification kitchen with integrated appliances, two double bedrooms, a useful utility room with ground floor WC, and an enclosed courtyard garden. Unusually for such a central location, the property also benefits from two allocated off-road parking spaces. The house is currently nearing completion of its refurbishment.

- Refurbished period home in a convenient town centre location
- Two double bedrooms
- Modern kitchen with granite worktops and integrated appliances
- Enclosed, low-maintenance courtyard garden
- Two allocated off-road parking spaces
- Open-plan kitchen, dining and living space
- Separate utility room with ground floor WC

## Location

Tucked away just off Shelfanger Road in a peaceful position right in the heart of the bustling market town of Diss. The town is rich in history and centred around the Mere, a beautiful six acre lake offering a charming backdrop to everyday life. Diss provides an excellent range of shops, cafés, pubs and restaurants to suit all tastes, along with a lively community spirit and plenty of sporting and social opportunities, including rugby, tennis, squash, bowls, football and cricket clubs. There is schooling up to sixth form level and superb transport connections with a mainline rail service to London Liverpool Street in around 90 minutes. The Suffolk and Norfolk coastlines are both within easy reach with Southwold and Aldeburgh around 45 minutes away and Bury St Edmunds, Norwich and Ipswich all comfortably accessible.





### The Property

The accommodation is arranged around a bright and spacious open-plan ground floor, creating a versatile living environment ideal for both everyday use and entertaining. The kitchen area is fitted with a range of modern units complemented by granite work surfaces and integrated appliances. A breakfast bar provides additional preparation space as well as informal seating, naturally connecting the kitchen with the dining and living areas.

The open-plan layout allows for a comfortable seating area alongside space for a dining table, with good natural light helping to enhance the sense of space throughout the room. To the rear of the property is a separate utility room providing practical laundry space and additional storage, together with a convenient ground floor cloakroom. From here, doors open directly onto the courtyard garden.

On the first floor there are two well-proportioned double bedrooms, both presented in a neutral style. These are served by a contemporary bathroom fitted with modern sanitary ware and finished to complement the overall design of the house.

### Outside

To the rear of the property is an enclosed paved courtyard garden designed with low maintenance in mind, offering a private outdoor space suitable for seating or outdoor dining. In addition, the property benefits from two allocated parking spaces, a particularly valuable feature given the central location.

Services: Mains gas, electric and water are connected to the property.

Agent's Note: The property is presently undergoing a programme of refurbishment and is expected to be completed towards the end of March 2026. Some internal images displayed are computer-generated and have been provided to illustrate how the accommodation may appear once finished and furnished.

How to get there: [What3words ///perusing.glitz.nimbly](#)

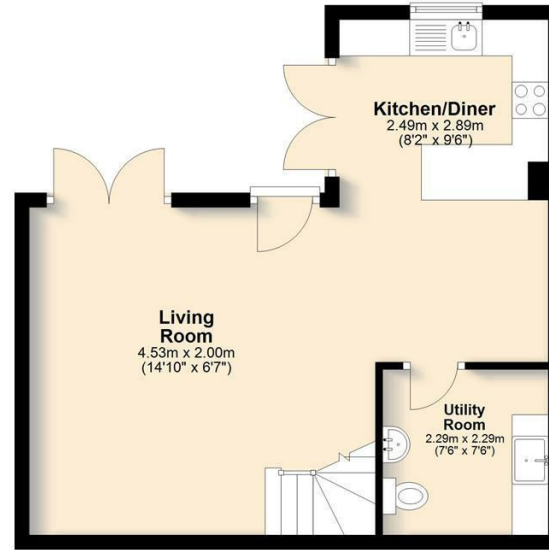
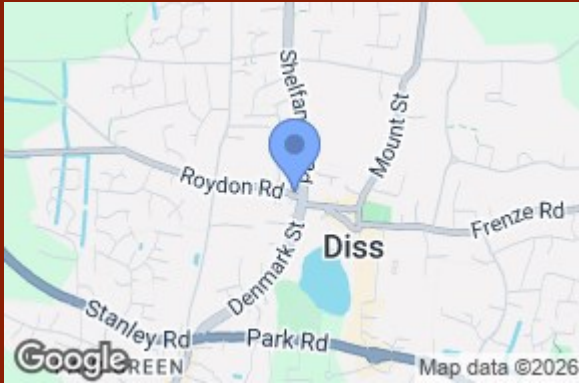
Viewing: Strictly by appointment with TW Gaze.

Freehold

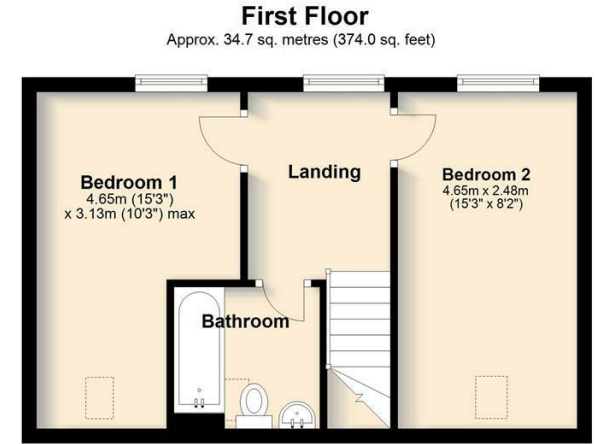
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

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: 2/20120/KH



**Ground Floor**  
Approx. 26.9 sq. metres (289.1 sq. feet)



**First Floor**  
Approx. 34.7 sq. metres (374.0 sq. feet)

Total area: approx. 61.6 sq. metres (663.2 sq. feet)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (12 plus) A                                 |  |                         |           |
| (91-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (13-28) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

10 Market Hill  
Diss  
Norfolk  
IP22 4WJ  
01379 641341  
prop@twgaze.co.uk