



Westhaven, 90 Shelfanger Road,
Diss,
IP22 4DX

twgaze



Offers Over £399,950



- Handsome period house
- 3 Double bedrooms
- 3 Reception rooms
- Hallway with pamment tile flooring
- Dining/Breakfast room with wood-burning stove
- Impressive bathroom with separate shower cubicle
- Beautiful mature garden with large Victorian-style greenhouse
- Driveway with detached garage
- Edge of town position

Location

The house is found heading north of Diss towards the edge of the town and is roughly a 15 minute walk from the shops. Diss has various facilities on offer including an excellent range of local and national shops, sporting facilities, health centre, library, fine church, bustling auction room and schooling to sixth form level. There is a mainline railway station providing frequent commuter services to Norwich, Ipswich and London Liverpool Street (in around 90 minutes). The regional retail, cultural and business centre of Norwich lies approximately 23 miles to the north and the historic town of Bury St Edmunds some 24 miles to the south west. The Suffolk Heritage Coast at Aldeburgh, Southwold and Walberswick is about an hour's drive away.



The Property

This handsome detached period home offers beautifully proportioned accommodation, retaining much of the character and charm associated with a property of its age.

Stepping inside, a welcoming central hallway immediately sets the tone, with decorative painted tiled flooring providing an attractive period feature. Doors open into two well-proportioned reception rooms at the front of the house, both offering excellent versatility, with one equally suited for use as a fourth bedroom, home office or snug if required. Continuing through the hallway, the space broadens towards the staircase, with access to a useful utility room and separate WC, both benefitting from additional storage cupboards. At the heart of the home is the inviting dining/breakfast room, where a chimney breast and wood-burning stove create a natural focal point. An opening leads through to the kitchen, fitted with a good range of units providing ample storage and preparation space, together with a door opening directly into the garden. Upstairs, the bright landing enjoys a pleasant outlook over the rear and leads to three comfortable double bedrooms. Completing the first-floor accommodation is a particularly impressive family bathroom; generously proportioned and beautifully presented, it incorporates both a bath and separate shower and is undoubtedly one of the standout features of the house.

Outside

A driveway to the side of the property provides ample parking for several vehicles and leads to the brick-built garage. A pathway and gate give access to the front door, while an area of lawn extends alongside the house towards a secure gate opening into the rear garden. The garden is a real delight and has clearly evolved with both enjoyment and practicality in mind. Immediately adjoining the house is a private, hard landscaped courtyard, providing access to the kitchen as well as a useful storage shed and log store.

Close by stands an impressive Victorian-style greenhouse,

complete with established grape vines and plenty of space for the keen grower. Beyond a retaining wall, the garden opens out to reveal a generous paved entertaining terrace, complete with pizza oven and further wood storage, creating an excellent setting for outdoor dining and summer gatherings. From here, established lawns extend away from the house, interspersed with a variety of mature shrubs and trees which give the garden a particularly settled feel. Hedging forms a natural boundary to one side, alongside a productive vegetable garden which adds to the property's appealing 'good life' character. Altogether, the outside space is both varied and well established, offering plenty for the enthusiastic gardener while retaining generous areas in which to relax and enjoy the surroundings.

Services: Mains water and drainage are connected, main gas (central heating) and electricity

How to get there: W3W: premature.boot.escaping

Viewing: By appointment via TW Gaze

Council tax: D

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: 2/20345/RM

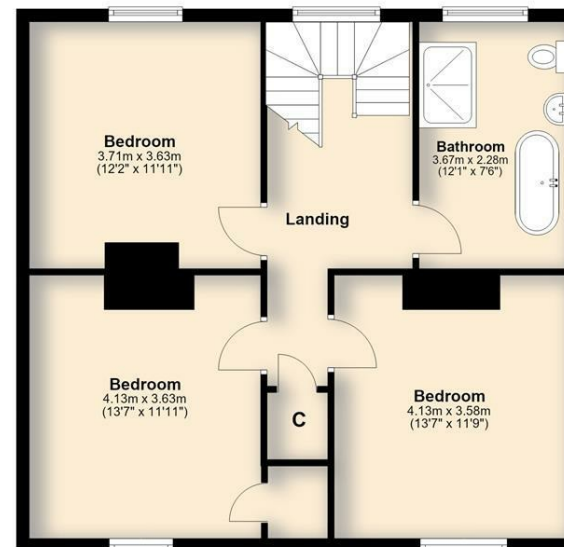
Please note that some images used have been AI assisted.











Total area: approx. 142.0 sq. metres (1527.9 sq. feet)

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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

