

Common Road,  
*Shelfanger, Norfolk*

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ESTATE AGENTS

**A delightful 2 bedroom, Grade II listed, mid terraced cottage with a wealth of charm and character benefiting from off road parking and a garage.**

**Entrance Hall  
Living room  
Kitchen Diner  
Utility room  
2 Bedrooms  
Shower room  
Gardens to front and rear  
Garage  
Off road parking**

### **The Property**

This delightful terraced cottage is believed to date back to the early 1800's and is Grade II Listed as being of specific Architectural or Historical interest. The property displays a host of period features including exposed timbers and stud work, Inglenook fireplace, wealth of charm and benefits from oil fired central heating to radiators. There is a stable door to the entrance hall and a further door to the Living room with a feature Inglenook fireplace with a dual fuel burner inset, stairs to the first floor and an opening to the kitchen/diner with a worktop surfaces surround with a single drainer stainless steel unit inset with cupboards and drawers under and wall units, cooker point and part tiled walls. Door to the Utility room with worktop surface surround, oil fired boiler, window to rear and a door to the side leading to the garden. Stairs take you to the first floor landing with an airing cupboard housing the hot water tank and programmer for domestic hot water and central heating. Bedroom one is to the front with a built in cupboard and bedroom 2 is to the rear overlooking the garden. There is also a shower room with a shower cubicle, low level wc and corner wash hand basin.



### **Outside**

The property is pleasantly set back from the road and accessed via a wooden bridge leading over the Brook. The front gardens are mainly laid to lawn with a variety of shrub borders and fully enclosed by hedging to one side and fencing to the other. The rear gardens are mainly laid to lawn with a variety of flower and shrub beds and borders and enclosed by fencing. There is a terrace area suitable for al fresco dining, a circular terraced feature and pergola with a variety of climbing plants. A pathway leads to the rear of the gardens with access to the garage, with up and over door, personal door and power and light connected. There is a pathway providing access down the side of the garage and the garage is accessed off Druids Lane.

### **Location**

The property is set back from the road and pleasantly positioned within this small rural village. Shelfanger is approximately three miles North of Diss with Village Hall and Church. The Market Town of Diss provides a range of amenities including Schools, Health Centre, Banks, Butchers, Bakery, Hairdressers, range of independent shops including village stores and Post Office, weekly market and mainline railway link to London's Liverpool Street. Good road links are afforded to the A143 to Bury St Edmunds and the A140 to Norwich and Ipswich.



GROUND FLOOR 439.42 sq. ft.  
( 40.82 sq. m. )

1ST FLOOR 333.72 sq. ft.  
( 31.00 sq. m. )

**Agents note:**

The cottage has a flying freehold.

**Tenure:**

Freehold. Vacant possession of the freehold will be given on completion.

**Agents Note:**

It is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Local Authority:** South Norfolk Council

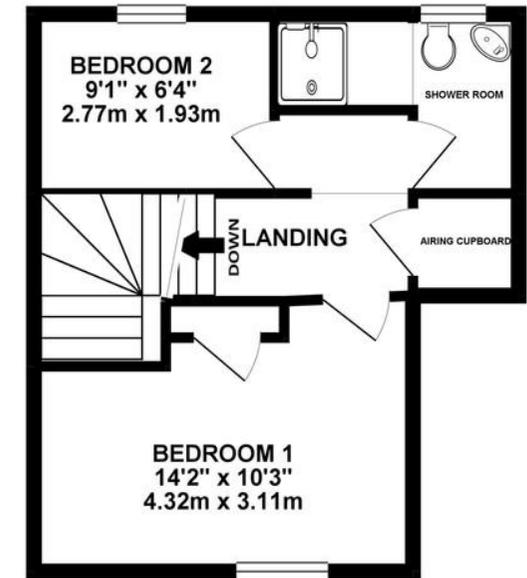
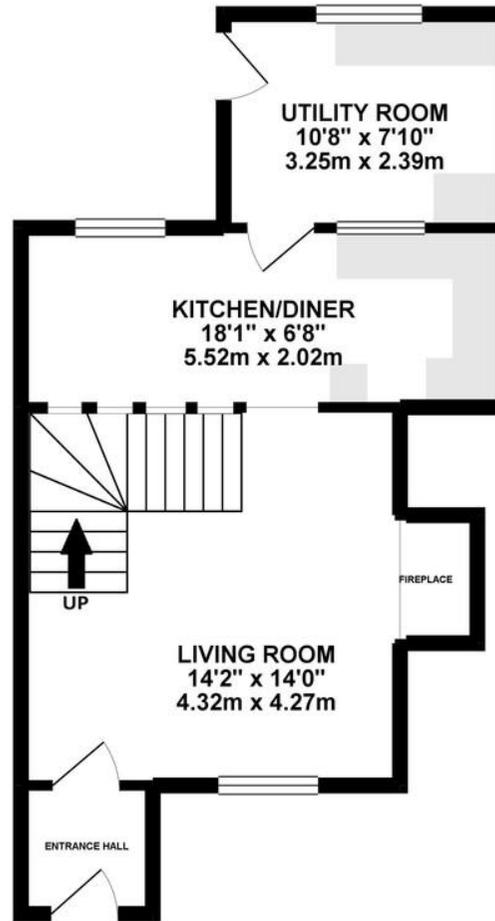
**Tax Band:** C

**Postcode:** IP22 2DL

**Services:**

Mains water connected. Oil fired central heating and hot water. Drainage via shared septic tank.

**Energy Performance Rating:** TBC



TOTAL FLOOR AREA : 773.14 sq. ft. ( 71.83 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

To arrange a viewing please call us on 01379 644822

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.