



8 Druids Lane, Shelfanger

Guide Price £210,000

8 Druids Lane

Shelfanger, Diss

A rare, chain-free residence bursting with potential in the quaint village of Shelfanger. This charming semi-detached home offers spacious living with a bright entrance hall, cosy sitting room featuring a wood burner, and a large conservatory with panoramic garden views. Boasting two double bedrooms, a fitted kitchen with a traditional Aga, and a large garden ripe for transformation, this property is perfect for those looking to create their dream home or secure a promising investment just minutes from the bustling market town of Diss. Don't miss this unique opportunity to make your mark.

Location

Druids Lane in Shelfanger is a peaceful, rural residential street located just moments from the market town of Diss. It offers a quiet village lifestyle surrounded by countryside, while still providing easy access to a range of local amenities. Nearby Diss boasts a variety of shops, cafes, healthcare facilities, and schools, including well-regarded primary and secondary options. Residents of Druids Lane benefit from excellent transport links, with Diss railway station close by offering direct connections to Norwich, Ipswich, and London, and good road access via the A1066 and A140. This makes Druids Lane an ideal spot for those seeking a serene countryside setting without sacrificing convenience.





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Upon entering, you are greeted by a bright and welcoming entrance hall with natural light flooding through, creating a sense of space and warmth. The entrance flows seamlessly into the spacious sitting room, where a striking fireplace takes centre stage. This fireplace houses a wood-burning stove, ideal for chilly evenings or creating a relaxing ambiance.

Extending the living space is a large conservatory, designed to maximise natural light and offer panoramic views across the garden. The conservatory benefits from French doors that open directly onto the garden, allowing for a seamless indoor-outdoor living experience.

The kitchen is practical yet full of character, fitted with a combination of wall and base units providing ample storage and workspace. It includes an integrated oven and designated spaces for your own appliances such as a fridge, washing machine, and dishwasher. A traditional Aga cooker stands proudly in the kitchen—this classic feature not only adds charm but also a unique opportunity to personalise the heart of the home to suit your style.

The property comprises two double bedrooms, both offering comfortable proportions and plenty of natural light. The family bathroom is conveniently located and includes a traditional suite, ready for modernisation or refurbishment to meet your tastes.





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The external grounds offer significant potential: a large rear garden with mature planting, lawn areas, and space to create outdoor seating, providing an excellent blank canvas for gardening enthusiasts or families. To the front, the generous garden provides ample off-road parking for several vehicles, enhancing convenience for residents and visitors.

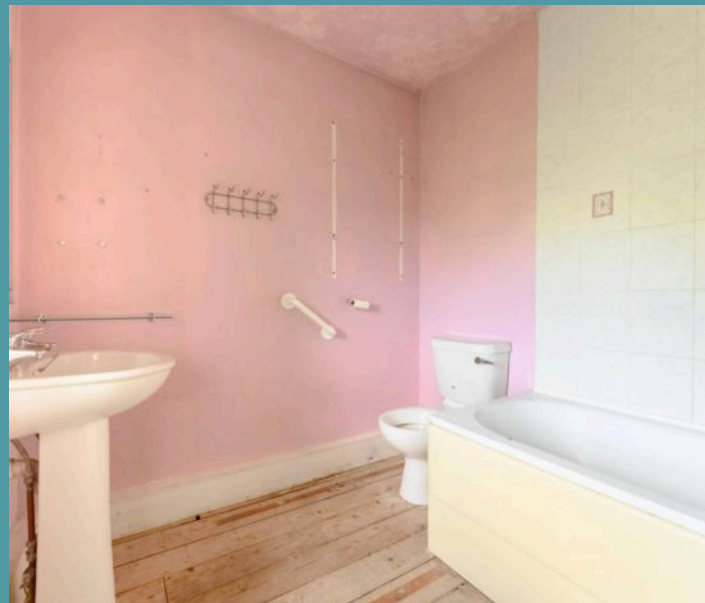
Agents note

Freehold

Buyer Eligibility Criteria:

Prospective buyers must meet the following essential requirements:

- Intend to reside in the property as their primary residence.
- Currently reside within an 8-mile radius of the property.
- Currently be employed within an 8-mile radius of the property.
- Have established family connections within the Norfolk area.





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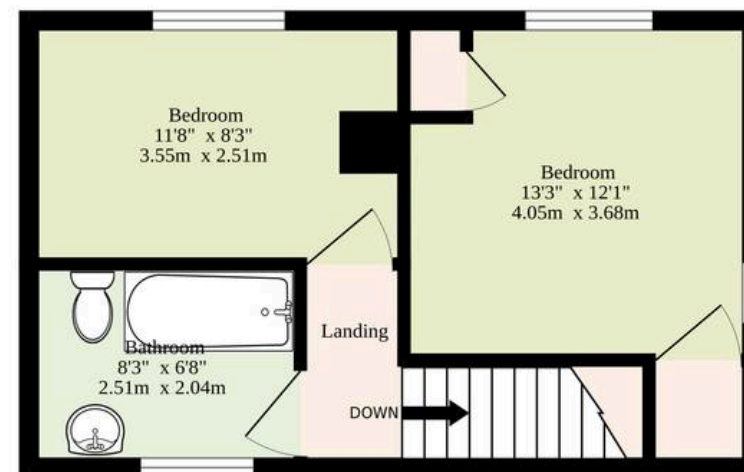
- Chain free
- Semi-detached residence proudly positioned in the village of Shelfanger, moments away from the market town of Diss
- Investment opportunity
- Huge amount of potential to renovate or extend (stpp)
- Spacious sitting room accentuated by a fireplace that houses a wood burner
- Large light-filled conservatory that extends the reception space, with French doors and panoramic views of the exterior
- Kitchen fitted with wall and bas units, an integrated oven and space for your own appliances, ready for you to personalise
- Two double bedrooms and a bathroom
- Expansive garden that is full of potential
- Generous size front garden, with ample off-road parking available



Ground Floor
715 sq.ft. (66.4 sq.m.) approx.



1st Floor
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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