



Henge House Druids Lane, Shelfanger

Diss



Minors & Brady



# Henge House Druids Lane

## Shelfanger, Diss

Neatly set back from the road, this attractive three-bedroom home combines a spacious interior with a sought-after village setting in the heart of Shelfanger. The property offers a generous lounge and dining area, a modern kitchen with integrated appliances, and a practical downstairs cloakroom. Upstairs, three double bedrooms provide comfortable living, with the main bedroom benefiting from its own en-suite shower room and built-in storage. The well-kept rear garden features patio and decking areas, perfect for relaxing or hosting family and friends. Off-road parking for multiple vehicles and a sizeable garage add to the home's appeal. With its peaceful location, excellent transport links, and family-friendly surroundings, this property is an ideal choice for those seeking modern living in a welcoming rural community.

- Attractive three-bedroom home in a peaceful village location
- Neatly set back from the road with excellent kerb appeal
- Spacious lounge and dining area with access to the rear garden
- Modern kitchen fitted with integrated appliances and rear access
- Convenient downstairs cloakroom and understair storage
- Three well-proportioned double bedrooms
- En-suite shower room and built-in wardrobe to the main bedroom
- Low-maintenance rear garden with patio and decking areas
- Off-road parking for multiple vehicles plus a generous garage







M&B



# Henge House Druids Lane

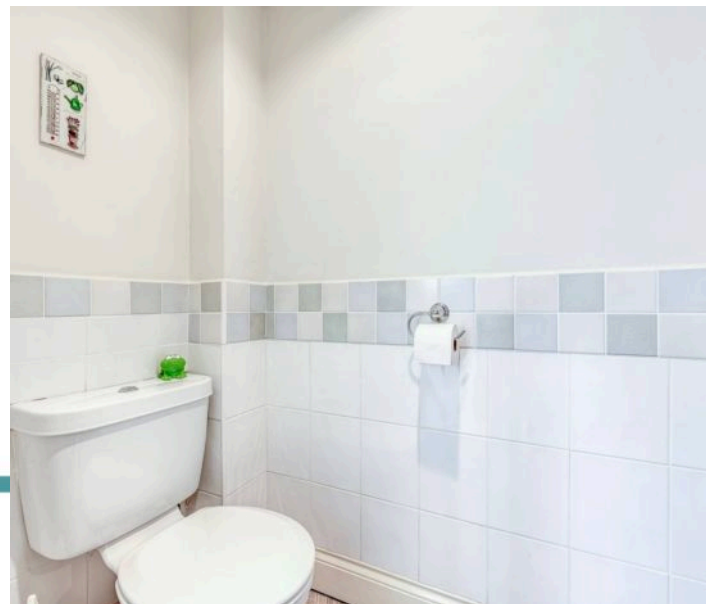
Shelfanger, Diss

## The Location

Druids Lane in Shelfanger is a charming and peaceful residential street, perfectly positioned to enjoy all the benefits of rural village living while remaining just a short drive from the bustling market town of Diss. This idyllic location is surrounded by open countryside, offering scenic walks, green spaces, and a true sense of community, making it a fantastic choice for families, professionals, and retirees alike.

The nearby town of Diss provides an excellent selection of local amenities, including independent shops, supermarkets, cafes, restaurants and healthcare services. Families are particularly well-catered for, with a choice of highly regarded primary and secondary schools within easy reach, as well as nurseries and childcare facilities. There are also plenty of recreational opportunities, from local parks and playgrounds to nearby leisure centres, sports clubs, and nature reserves for outdoor adventures.

For commuters, Druids Lane offers superb transport connections while retaining its quiet, rural charm. Diss railway station provides direct train services to Norwich, Ipswich, and London Liverpool Street, making it an ideal base for those working in the city but seeking a more relaxed pace of life at home. Road links via the A1066 and A140 ensure easy access to surrounding towns and major routes, opening up everything the wider region has to offer.



M&B



# Henge House Druids Lane

Shelfanger, Diss

## Druids Lane, Shelfanger

Placed in the heart of the popular village of Shelfanger, this beautifully presented three-bedroom home offers modern comfort, generous living space, and a peaceful setting. Designed with both style and practicality in mind, the property provides an ideal retreat for families or professionals seeking a well-connected yet tranquil location.

From the moment you arrive, you'll find a neat frontage with ample off-road parking for multiple vehicles, as well as the added benefit of a spacious garage, perfect for secure parking or additional storage.

Inside, the welcoming entrance hall leads through to a bright and spacious lounge and dining area, ideal for both everyday living and entertaining. Patio doors open out to the garden, allowing plenty of natural light to fill the room.

The modern kitchen is fitted with a range of integrated appliances, sleek cabinetry, and ample worktop space, making it both practical and stylish. A convenient downstairs cloakroom adds to the functionality of the ground floor layout.



M&B



# Henge House Druids Lane

Shelfanger, Diss

Upstairs, there are three well-proportioned double bedrooms, each offering a comfortable and relaxing atmosphere. The primary bedroom benefits from its own en-suite shower room and built-in wardrobe. A contemporary family bathroom with a walk-in shower serves the remaining bedrooms.

The rear garden has been carefully maintained and is designed for ease of care, with both patio and decking areas ideal for outdoor dining or relaxing.

With its desirable location, generous living space, modern finishes, and excellent outdoor areas, this home is a superb opportunity not to be missed.

## Agents Note

Sold Freehold

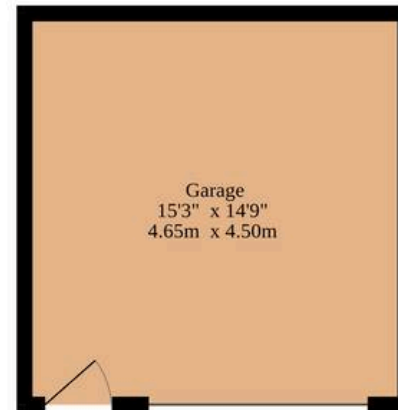
Connected to oil-fired heating, mains water, electricity and septic tank for drainage.

M&B

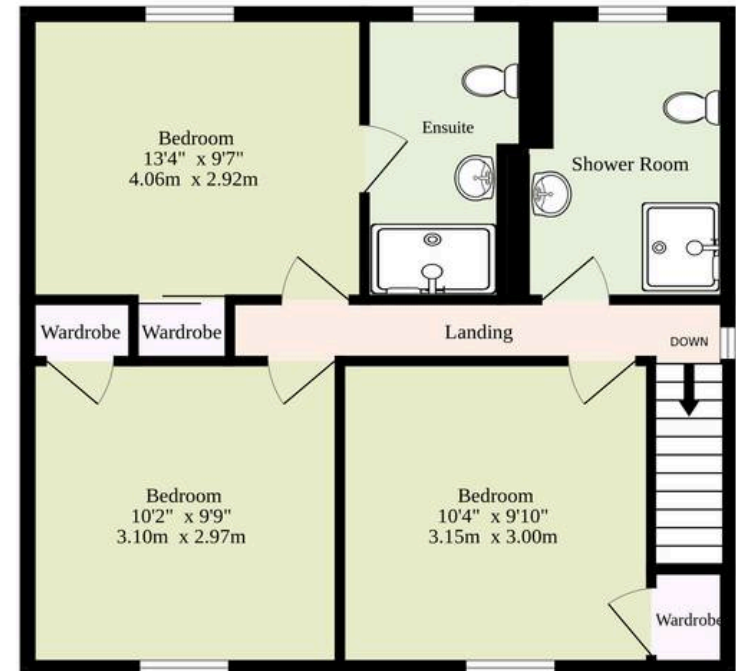




**Ground Floor**  
833 sq.ft. (77.4 sq.m.) approx.



**1st Floor**  
494 sq.ft. (45.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1327 sq.ft. (123.3 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.  
Made with Metropix ©2025

# Dreaming of this home? Let's make it a reality



Meet *Nicola*  
Branch Manager



Meet *Theo*  
Property Consultant



Meet *Anya*  
Aftersales Progressor

Minors & Brady  
*Your home, our market*

✉ [diss@minorsandbrady.co.uk](mailto:diss@minorsandbrady.co.uk)

☎ 01379 771444

📍 46-47 Mere Street, Diss, IP22 4AG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM





## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Senior Mortgage  
and Protection Advisor



**Victoria Payne**  
Mortgage and  
Protection Advisor

Scan to book your  
appointment today



T: 01692 531372  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)