



99 Shelfanger Road, Roydon

Diss

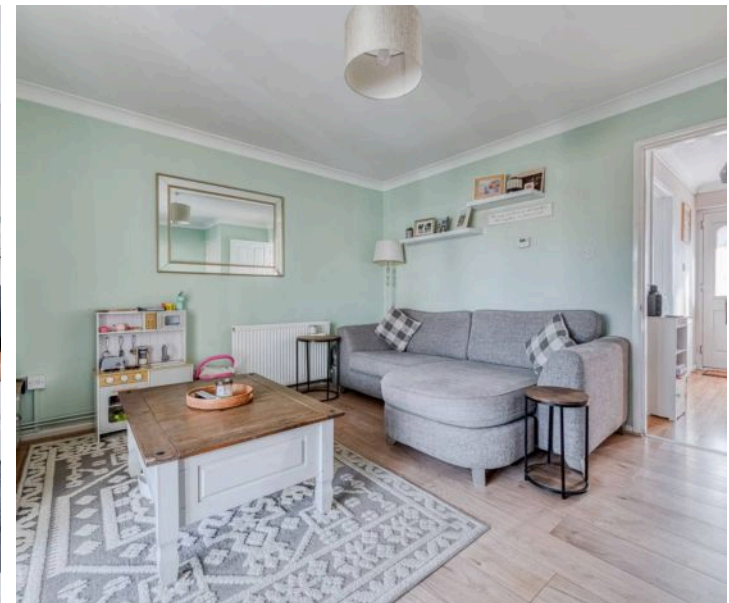


Minors & Brady

## 99 Shelfanger Road

Roydon, Diss

This two-bedroom home combines comfort and practicality in a peaceful village setting. Light fills the sitting room and conservatory, creating a relaxed space to unwind or entertain, while the modern kitchen makes everyday living effortless. Upstairs, spacious bedrooms and a family bathroom offer privacy and ease. Outside, the garden with patio, lawn, and shingle areas invites afternoons in the sun, with space to store tools or bikes and parking just steps away. It's a home where every detail is designed to make life simple, comfortable, and enjoyable.



M&B



# 99 Shelfanger Road

Roydon, Diss

- Two-bedroom terrace residence positioned in the Norfolk village of Roydon
- Perfect choice for first time buyers or investors
- Bright and welcoming sitting room that flows seamlessly into a light-filled conservatory
- Modern kitchen equipped with integrated oven, space for under-counter appliances, and stylish cabinetry
- Two spacious bedrooms providing comfort and privacy for family or guests
- Family bathroom with a bathtub and overhead shower for everyday convenience
- Ground-floor entrance hall with a convenient WC for visitors and residents
- Private rear garden combining patio, lawn, and shingle areas perfect for relaxing or entertaining
- Garden shed providing practical storage for tools, bicycles, or outdoor equipment
- Two allocated parking spaces ensuring ease of access and peace of mind



M&B

# 99 Shelfanger Road

Roydon, Diss

## Location

Shelfanger Road in Roydon is a charming residential street set in a semi-rural area of Norfolk, offering a peaceful village atmosphere while remaining within easy reach of local amenities. Residents benefit from nearby shops and services in Roydon and the nearby market town of Diss, including grocery stores, independent retailers, and cafés, providing convenient day-to-day essentials. Families have access to a number of well-regarded schools in the area, such as Roydon Primary School and Diss Church of England Junior Academy, with secondary education provided at Diss High School.

Healthcare needs are well served with local GP practices and dental clinics within a short drive, ensuring convenient medical access. Transport links are strong for a rural location: Diss railway station is within easy reach, offering direct services to Norwich and London, while road connections via the B1077 and nearby A1066 provide smooth access to surrounding towns and the broader Norfolk region. Overall, Shelfanger Road combines the tranquility of village life with practical connectivity and community amenities.



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# 99 Shelfanger Road

Roydon, Diss

As you enter the property, you are greeted by a welcoming entrance hall that is bright and airy, complemented by a convenient WC. Positioned at the front of the residence is a kitchen, equipped with modern cabinetry, an integrated oven and under-counter areas for laundry appliances or a dishwasher. At the centre of the home is a well-presented sitting room, inviting relaxation and entertaining. An internal door leads you into the light-filled conservatory that extends the reception space and offers views of the garden.

Upstairs, two generous bedrooms offer comfort and privacy, complemented by a family bathroom complete with a bathtub and overhead shower. Every detail has been thoughtfully considered to create a beautiful and functional home.

Outside, the private rear garden is an inviting space for outdoor living, featuring a mix of patio, shingle, and turfed lawn, perfect for summer entertaining or simply relaxing in the afternoon sunshine. A garden shed adds valuable storage, while two allocated parking spaces provide convenience and peace of mind.

With its modern interior, practical layout, and excellent location, this delightful home offers a lifestyle of comfort and ease in a friendly village setting.

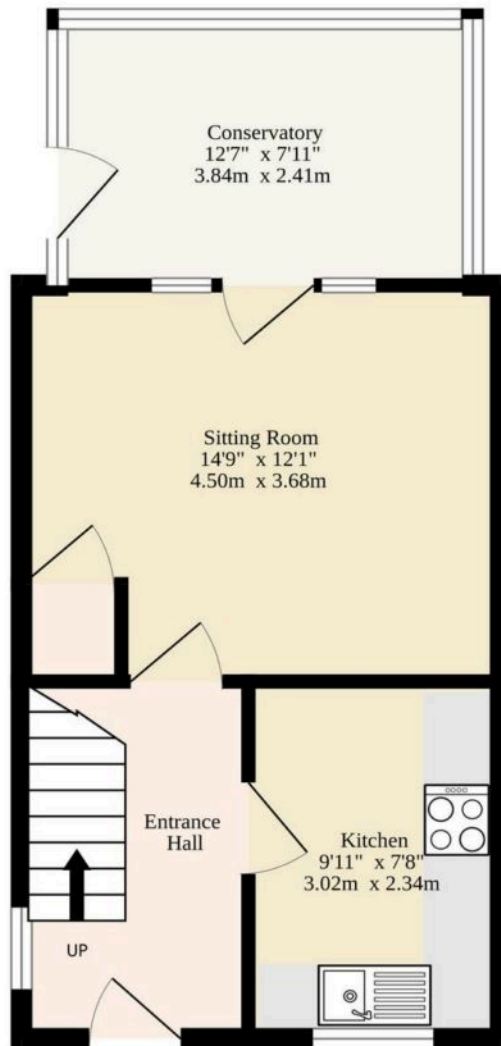
### Agents note

Freehold

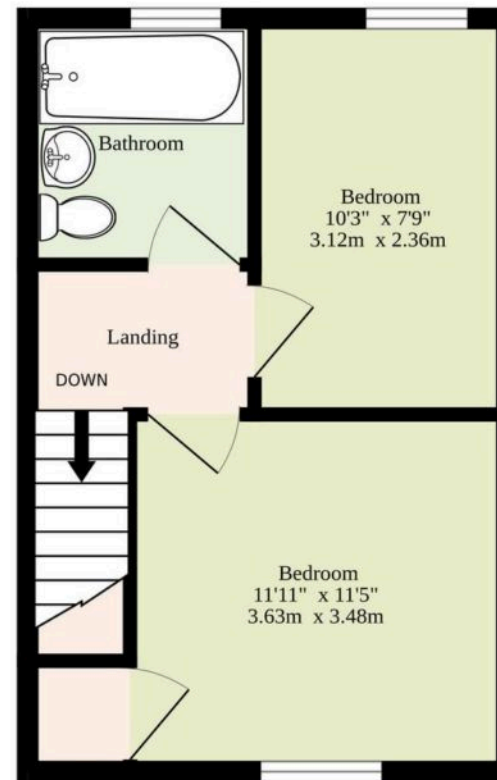


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Ground Floor  
353 sq.ft. (32.8 sq.m.) approx.



1st Floor  
214 sq.ft. (19.9 sq.m.) approx.



Sqft Does Not Include The Hallways And The Bathroom

TOTAL FLOOR AREA : 567 sq.ft. (52.7 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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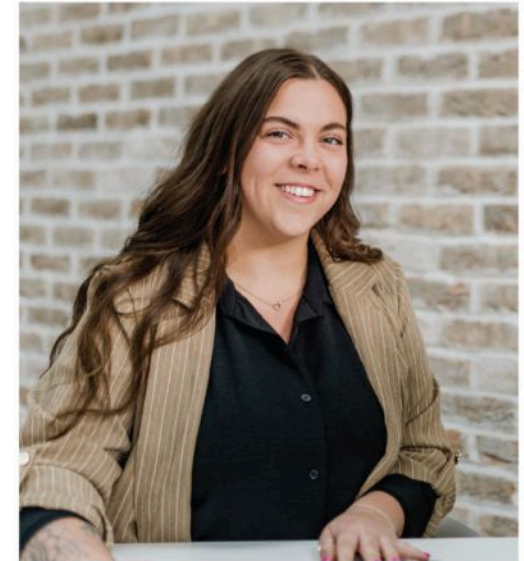
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Meet *Theo*  
Property Consultant



Meet *Anya*  
Aftersales Progressor

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

 01379 771444

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