



# Cherry Tree House Heywood Road, Shelfanger

Diss



Minors & Brady

# Cherry Tree House Heywood Road

Shelfanger, Diss

There is a quiet confidence to this home that becomes apparent the moment you arrive, a sense that life here is meant to be lived at an unhurried, well-balanced pace. Set in the heart of Shelfanger, with open countryside close by and the market town of Diss within easy reach, this chain-free new-build offers generous, light-filled spaces that adapt naturally to both everyday routines and more social moments. From mornings spent in the open-plan kitchen with the garden drawn in through wide sliding doors, to relaxed evenings in the sitting room or outdoors in the south-facing garden, the house supports a lifestyle that is comfortable, considered and effortlessly modern, with energy-efficient features quietly enhancing life behind the scenes.

## Agents note

Freehold

Air source heating system.

The solar panels are currently not linked to the grid.

**Disclaimer: Some images used in this listing have been AI-staged to illustrate potential furnishing and layout options. Please note that no flooring has been laid in the bedrooms. We recommend arranging a viewing to assess the space and features in person.**



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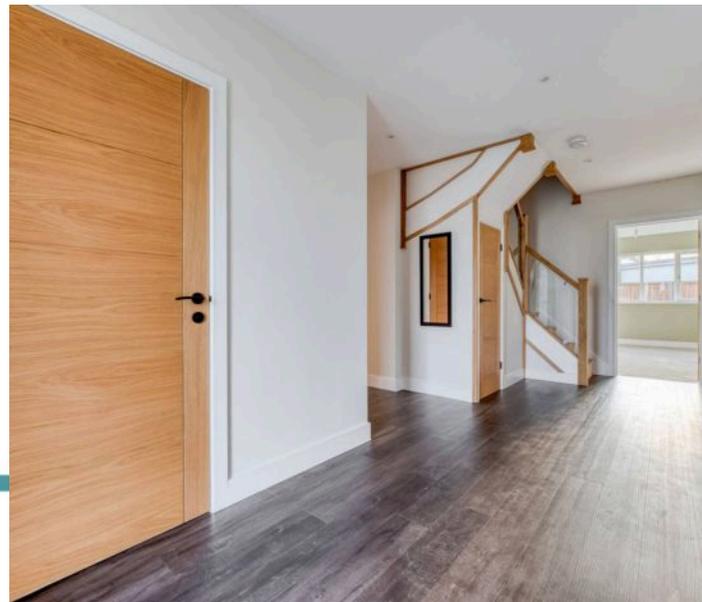
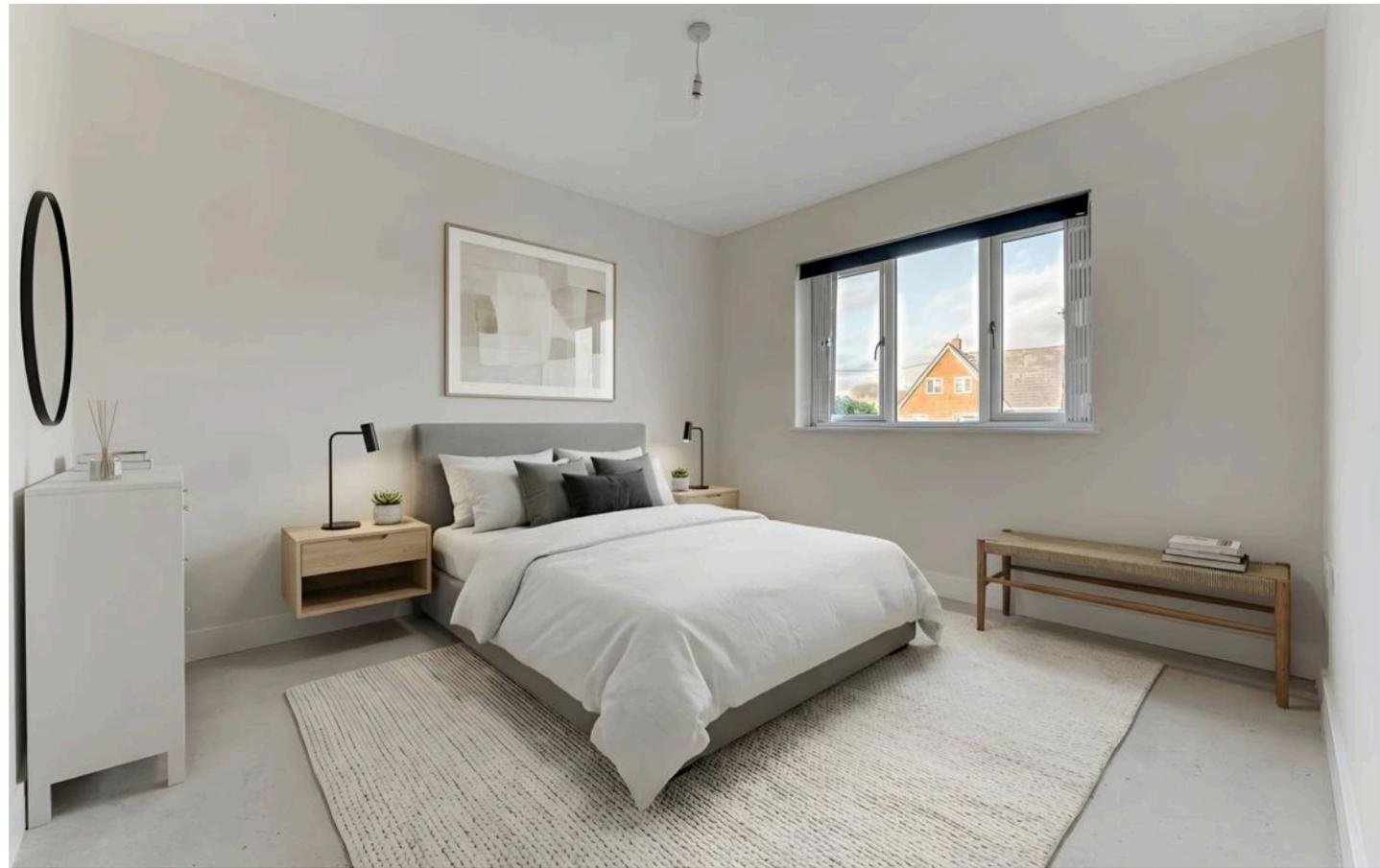


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Shelfanger, Diss

- Chain free!
- New-build detached residence positioned in the much desired Norfolk village of Shelfanger, moments away from the market town of Diss
- Over 2,078sqft of turn-key, spacious and flexible accommodation that can easily adapt to your own preferences and style
- Energy efficient solar panels with a storage battery and an EV charging point
- Open-plan kitchen/dining/family room accentuated by sliding doors that flood the room with an abundance of natural light, creating an effortless flow for everyday living and occasional gatherings
- Kitchen equipped with stylish Navy cabinetry, an integrated double oven, an induction hob, a dishwasher, a fridge/freezer and a central island for casual dining
- Functional utility room for laundry appliances and storage, along with a convenient WC
- Spacious, light-filled sitting room with sliding doors out to the rear garden, inviting relaxation and entertaining
- Four double bedrooms across both floors, two private en-suites and a family bathroom, showcasing quality fixtures and fittings
- A private, south-facing garden featuring a patio for seating arrangements and a maintained lawn, with a paved driveway providing ample off-road parking



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## Location

Heywood Road is located in the village of Shelfanger, set amidst gently rolling countryside in South Norfolk, just a few minutes' drive from the thriving market town of Diss. The village itself is quiet and residential, with a sense of community centred around its historic church and village hall. While Shelfanger offers a rural lifestyle, Diss provides a comprehensive range of amenities, including supermarkets, independent shops, cafés, restaurants, and pubs, as well as banks, healthcare services, and leisure facilities around the town's Mere.

Families have access to a variety of schooling options: Diss Infant Academy, Diss Church of England Junior Academy, and Diss High School cater to children of all ages, with additional primary schools in nearby villages such as Roydon. Transport links are strong, with Diss railway station providing direct services to Norwich and London Liverpool Street, and easy access to surrounding villages and towns via the local road network. The area is well-suited to those seeking a countryside lifestyle with the convenience of nearby shopping, education, and commuter connections.



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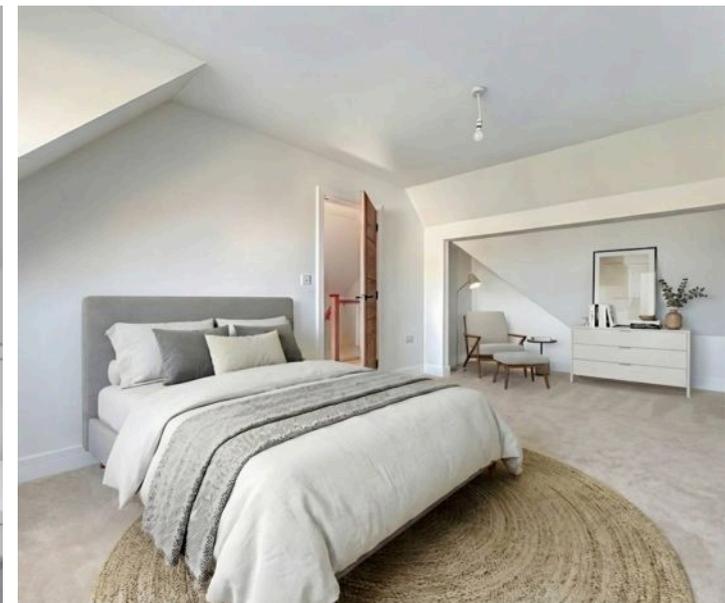
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Chain free and offering over 2,078 sqft of thoughtfully arranged accommodation, the house has been designed with longevity and adaptability in mind. The spaces flow easily from one to another, allowing the home to evolve around its owners rather than dictate how it should be lived in. Energy efficiency is woven quietly into the fabric of the property, with solar panels, battery storage and an EV charging point providing a forward-looking approach to modern living.

The entrance hall is light and composed, with built-in cupboards ready for coats, boots and daily essentials, an understated nod to village life. Oak internal doors run throughout, adding warmth and craftsmanship without distraction.

The heart of the home is the open-plan kitchen, dining and family room, where generous proportions and wide sliding doors draw daylight deep into the space. Designed to suit both everyday routines and more sociable occasions, it opens naturally to the garden, blurring the line between inside and out. The kitchen is finished in rich navy cabinetry, anchored by a central island that invites informal meals and conversation, and complemented by integrated appliances including a double oven, induction hob, dishwasher and fridge/freezer.



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Shelfanger, Diss

A practical utility room sits quietly off the kitchen, providing space for laundry and storage, alongside a neatly positioned WC. The sitting room offers a more intimate setting, still generous in scale, with further sliding doors opening onto the garden, ideal for relaxed evenings or entertaining with ease.

Four well-proportioned double bedrooms are arranged across both floors, offering comfort and privacy in equal measure. Two benefit from en-suite shower rooms, while the family bathroom is fitted with a contemporary four-piece suite, finished with care and quality materials.

Outside, the south-facing garden is private, laid mainly to lawn with a patio positioned for outdoor dining and quiet moments in the sun. To the front, a paved driveway provides ample off-road parking, framed by the clean lines of the storm porch entrance.

A refined new-build home in one of south Norfolk's most desirable villages, offering space, light and modern efficiency in equal measure. With its adaptable layout, energy-conscious design and proximity to Diss, this is a house that suits both the rhythms of village life and the practicalities of the everyday, ready to be lived in, and enjoyed, from the very first day.



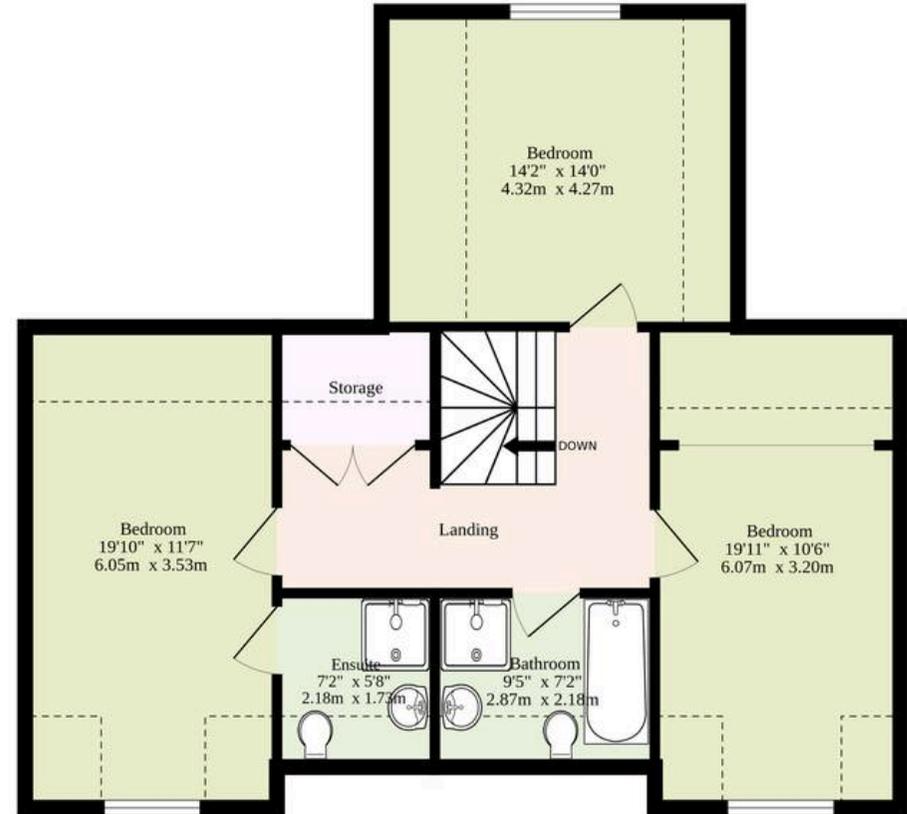
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>101</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

**Ground Floor**  
1120 sq.ft. (104.1 sq.m.) approx.



**1st Floor**  
958 sq.ft. (89.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2078 sq.ft. (193.1 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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# Dreaming of this home? Let's make it a reality



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Branch Manager



Meet *Theo*  
Property Consultant



Meet *Anya*  
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*Your home, our market*

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