



49 Shelfanger Road, Diss

Diss



Minors & Brady

49 Shelfanger Road

This cottage-style home bursts with personality, pairing bold colour with beautifully balanced living space. Its standout exterior, with distinctive green-framed windows and matching accents, sets the tone for what lies within. Inside, light dances through coloured glass into a welcoming entrance, leading to a flowing layout that feels both open and intimate.

Rich, moody tones define the sitting room, where exposed brick and a log burner create a deeply cosy retreat full of character. Lighter, brighter spaces unfold through the snug and dining area, offering contrast and an effortless connection for everyday living and entertaining. The navy kitchen, complete with warm wood worktops and a classic AGA, blends timeless charm with striking design. With four bedrooms, versatile spaces, and a thoughtfully styled garden, this is a home that confidently celebrates colour, comfort, and individuality.

- Striking cottage-style exterior with distinctive green-framed windows and coordinated accents
- Bright, welcoming entrance with coloured glass creating a unique play of light
- Flowing layout with central lobby enhancing connection between spaces
- Characterful sitting room with deep blue tones, exposed brick and log burner
- Light-filled snug with Velux windows and patio doors opening to the garden
- Elegant dining area perfect for both intimate meals and entertaining
- Bold navy kitchen with wooden worktops, Belfast sink and classic AGA
- Flexible ground floor bedroom with adjacent shower room
- Four well-proportioned bedrooms and two bathrooms across two floors
- Beautifully designed garden with decking, patio, pergola and versatile garage/office space





M&B

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The Location

Shelfanger Road is situated in a highly desirable residential area, just a short distance from the heart of Diss, a vibrant market town in South Norfolk. The location combines the quiet of a peaceful neighbourhood with the convenience of everyday amenities on your doorstep. The town centre boasts a charming mix of independent shops, cafés, and restaurants, alongside well-known supermarkets including Morrisons and Tesco, making daily errands simple and enjoyable.

Families will find the area particularly appealing, with excellent local schools such as Diss Church of England Junior Academy and Diss High School within easy reach. Healthcare needs are well catered for, with the Diss Health Centre and local dental practices offering comprehensive services for all residents.

For those who commute or enjoy exploring further afield, Diss railway station is within comfortable walking distance, typically taking around 20 minutes on foot, providing direct services to Norwich, Ipswich, and London Liverpool Street. Regular bus services connect the town to surrounding villages, while the A140 and A143 offer convenient road links across Norfolk and Suffolk.

The local area is also rich in green spaces, perfect for outdoor pursuits and family activities. Diss Mere, with its picturesque waterside walks, and the town's parklands provide idyllic settings for leisurely strolls, jogging, or simply relaxing in nature. Community spirit thrives here, with local events, markets, and clubs providing opportunities to connect with neighbours and enjoy a welcoming, friendly environment.



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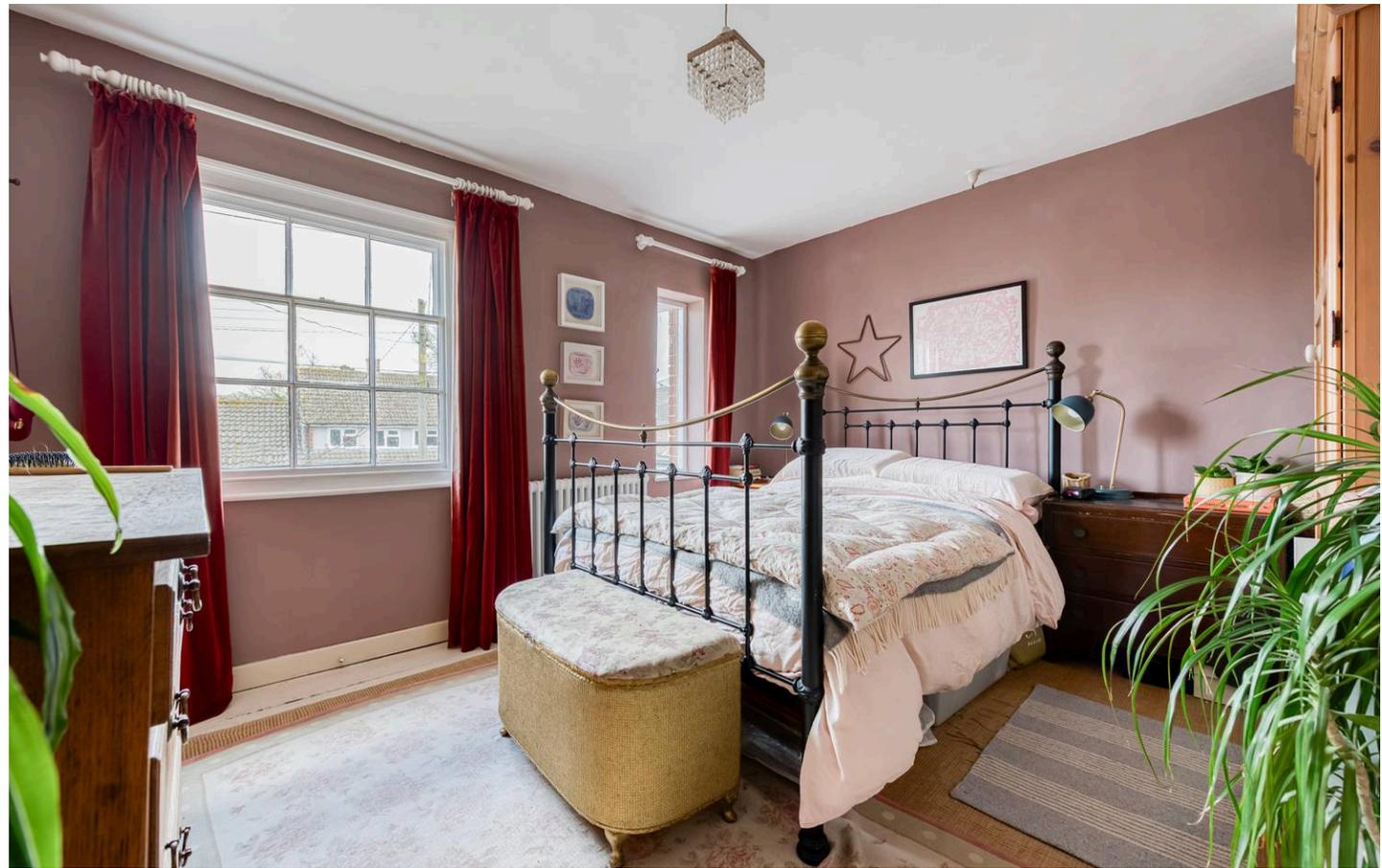
This charming cottage-style home offers a unique blend of character, colour, and surprisingly generous space, creating a living environment that feels both vibrant and deeply inviting. From the very first glance, the property makes a lasting impression; set back with ample parking, the exterior is beautifully presented with distinctive green-framed windows and complementary accents, including the garage door, giving the home a cohesive identity that immediately stands apart.

Upon entering, you are welcomed into a bright entrance lobby where light pours through the coloured glass pane of the front door, casting an ever-changing glow. This space is both practical and versatile, offering ample room for coats, shoes, and personal storage arranged to suit your lifestyle.

From here, a further central lobby enhances the natural flow of the home, creating a seamless transition between rooms while maintaining a sense of openness and connection throughout.

The ground floor unfolds into three thoughtfully arranged reception spaces, each with its own distinct personality. The sitting room is an exceptional highlight, richly styled in a deep blue palette that envelops the space in warmth and comfort. Statement alcoves, exposed brick accents and a log burner combine to create an atmosphere of true cosiness, while a discreetly positioned door leads to the staircase, preserving both charm and functionality.

In contrast, the snug offers a lighter, more refreshing space, bathed in natural light from Velux windows and patio doors. This space feels calm yet uplifting, and flows effortlessly into the dining area, which continues the theme of soft light and intimate ambience, ideal for both everyday living and entertaining.



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The kitchen is a striking and characterful space, finished in deep navy tones and complemented by wooden worktops that add warmth and texture. A classic Belfast sink, tiled backsplash, and an AGA complete the room, combining traditional charm with practical design in a way that feels both timeless and highly usable.

Also on the ground floor is a well-positioned bedroom alongside a shower room, offering flexibility for guests, multi-generational living, or a dedicated workspace if desired. Upstairs, three further bedrooms provide comfortable accommodation, all served by a family bathroom.

In total, the property offers four bedrooms and two bathrooms across two floors, balancing space and practicality with ease.

Externally, the home continues to impress. The garden has been thoughtfully arranged to include a mix of decking, lawn, and patio areas, along with a pergola that adds both structure and a sense of retreat. Whether relaxing, entertaining, or enjoying outdoor dining, the space adapts beautifully to different needs. In addition, a garage—currently utilised as an office space, adds further versatility, ideal for remote working or creative pursuits.

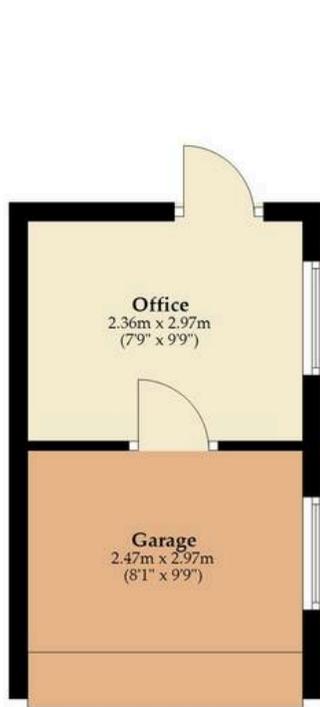
Altogether, this is a home that truly stands out. Its combination of colour, character, and well-considered space creates an atmosphere that is both distinctive and welcoming, offering something genuinely special both inside and out.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage. The heating source is via an AGA.





Ground Floor
Approx. 86.4 sq. metres (929.7 sq. feet)



First Floor
Approx. 38.8 sq. metres (417.7 sq. feet)



Total area: approx. 125.2 sq. metres (1347.5 sq. feet)

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.
Plan produced using PlanUp.

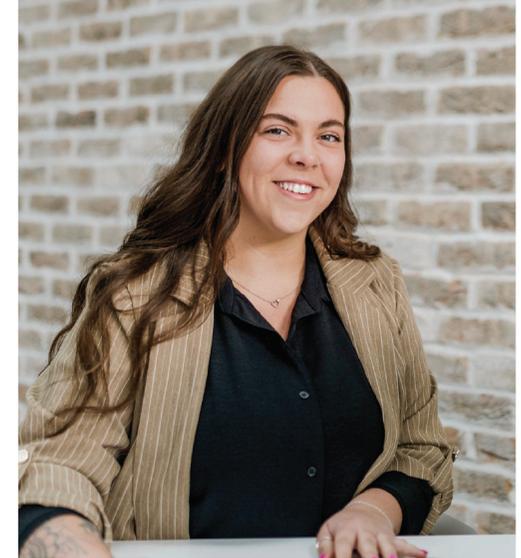
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
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Meet *Anya*
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