



Mount Street | Diss | IP22 4QG
Guide Price £400,000

twgaze

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Guide price: £400,000 - £425,000. Charming period 3 bedroom Grade II Listed home with off-road parking and outbuildings. Walled private garden. Within a short stroll of the market square and all amenities. NO ONWARD CHAIN!

- An elegant period home
- Generous garden and driveway
- Within a short stroll of the town centre
- Off road parking - a big plus in Mount Street!
- Lovely kitchen/dining/room with garden views
- Original features throughout
- NO ONWARD CHAIN!

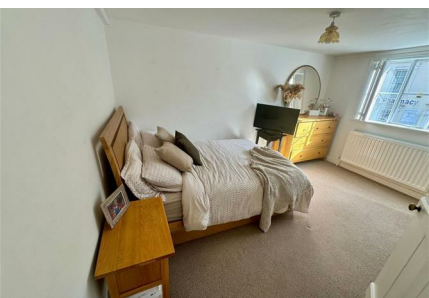
Full Description

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Location

Mount Street is a highly regarded residential location within the Conservation Area of the town, just a short walk into the busy and thriving market place. Diss is a market town on the Norfolk/Suffolk border with a surprising number of independent specialist shops and businesses providing a wide variety of goods and services including three national brand supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station lies on the Norwich to London Liverpool Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business centre of Norwich lies approximately 25 miles to the north.





The Property

The Grade II Listed property has over the past few years been updated and now presents as a very desirable residence. Works include a new kitchen, shower room, flooring, bespoke wooden window shutters as well as a modern extension to the kitchen which takes in views over the rear garden. There is a parking area for several cars within the curtilage which is a huge advantage in Mount Street as few properties have off-road parking in this street. Generally speaking, timber framed properties can have low ceiling heights but the only low ceiling is in the kitchen area at 1.79m. Beneath the kitchen lies a useful cellar (not measured). There are two very pleasant and elegantly furnished sitting rooms, a ground floor cloakroom and on the first floor are three bedrooms and a smart shower room with travertine flooring and generous shower cubicle with waterfall showerhead. This cottage has an abundance of character and original period features as well as a lovely tranquil feel about it - it does not fail to delight.

Outside

A set of gates open into a gravelled parking area and beyond that lies a lawn. There is an old privy, a red brick outbuilding (3.14m x 2m) which has scope to be turned into a home office along with a small shed for garden tools at one end. There is also a summerhouse which is a welcome retreat particularly as the garden traps the sun for most of the day.

Services

Mains water, drainage, gas and electricity are connected to the property. Gas fired central heating.

How to get there:

What3words: ///families.shifting.conducted

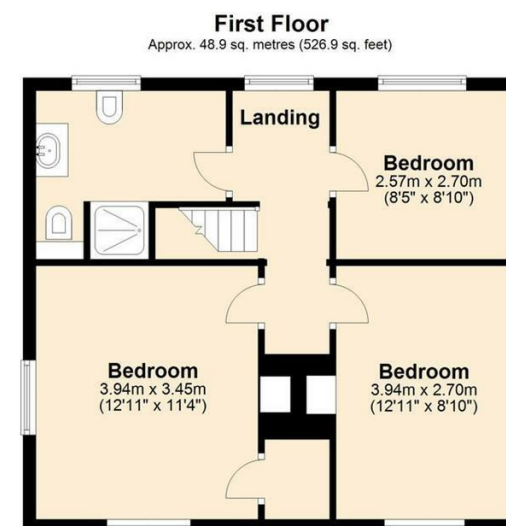
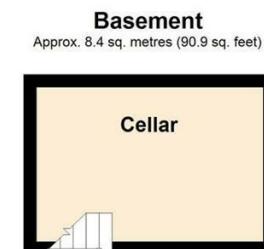
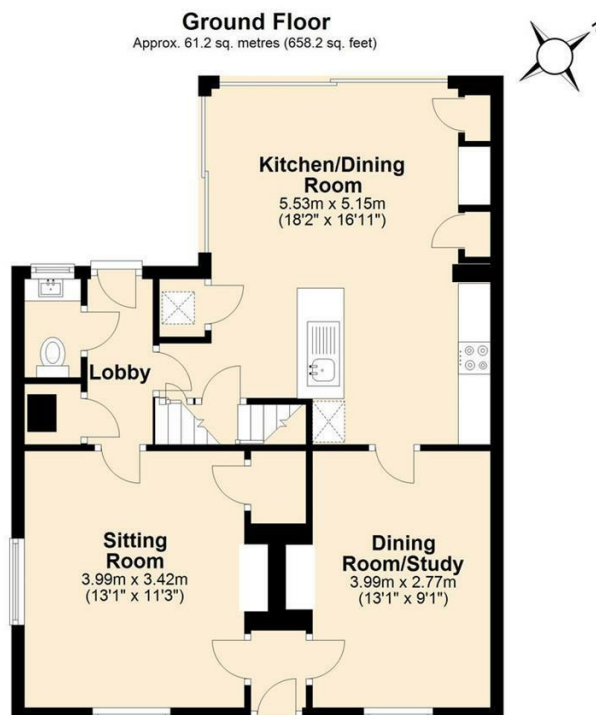
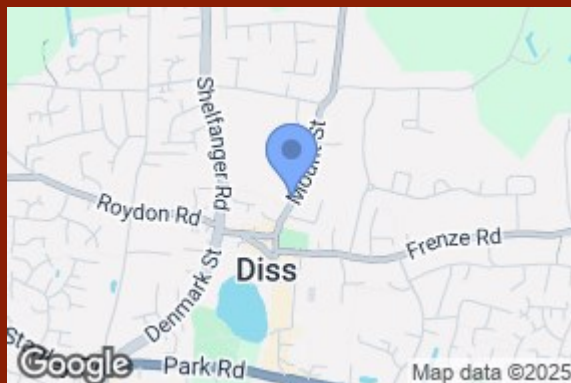
Viewing

Strictly by appointment with TW Gaze.

Freehold.

Council Tax Band: D

Ref:/19214/MS



Total area: approx. 118.5 sq. metres (1276.0 sq. feet)

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