



Mount Street, Diss - IP22 4QG

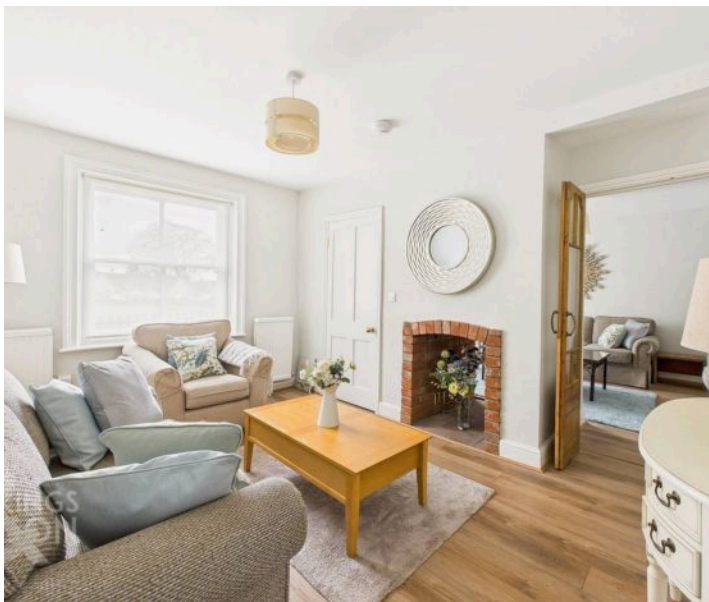




## Mount Street

Diss

NO CHAIN! This exceptional property presents a rare opportunity to acquire a DETACHED PERIOD HOME in the heart of the town centre. Benefitting from no onward chain, this RECENTLY RENOVATED property boasts FOUR IMPRESSIVE spaces, providing ample room for modern living. Sprawling over almost 1500 square feet (STMS), the internal layout also includes a kitchen, utility space, ground floor W/C, THREE GENEROUSLY SIZED BEDROOM and TWO MODERN BATHROOMS. The property exudes character and charm throughout as well as plenty of NATURAL LIGHT, blending period features seamlessly with contemporary finishes, offering a perfect balance of old and new. Mains services connected for added convenience.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Detached Period Home
- Town Centre Location
- Recently Renovated Internally Throughout
- Four Impressive Reception Spaces
- Three Double Bedrooms
- Two Bathrooms, W/C and Utility Room
- Private Rear Courtyard
- Almost 1500 SQFT (stms)
- Mains Services Connected

The property is located within the heart of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

#### SETTING THE SCENE

Approached via Mount Street and set back from the road there is a traditional main entrance door to the front leading into the hallway. To the left hand side of the building there is a side gate leading to the rear garden from the pathway.





## THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hallway leading to the first of four reception spaces on the ground floor all of which could be used flexibly. The first front reception leads through to both the rear hall as well as the main sitting/dining room. The principal reception is open plan with feature fireplace, dual aspect to front and rear, doors out to the rear courtyard, built in storage and access to the rear hall. The rear hall offers stairs to the first floor landing as well as the ground floor W/C. The hall leads to the rear reception space with space for a further table and a stunning feature fireplace with access to the re-fitted modern kitchen. The kitchen, finished to a high standard offers a range of high and low level storage with solid worktops over as well as integrated dishwasher, double high level oven and grill as well as induction hob. The kitchen leads through to the utility space beyond with a further range of storage as well as space for white goods and the wall mounted gas fired boiler.

Heading up to the first floor landing there are two large double rooms to the front of the house. To the rear you will find the main bedroom with fitted storage as well as the en-suite bathroom with bath and shower over. There is also a family bathroom with bath and shower over. Both bathrooms have been recently re-fitted as part of the renovation process.

## FIND US

Postcode : IP22 4QG

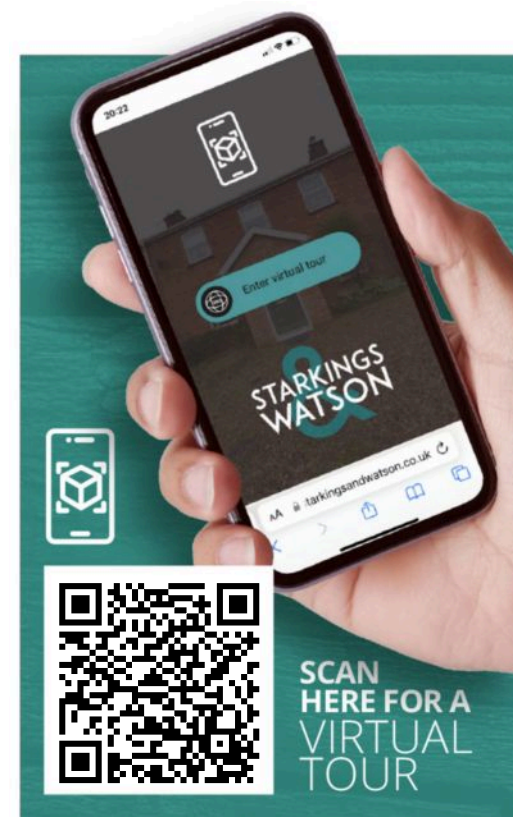
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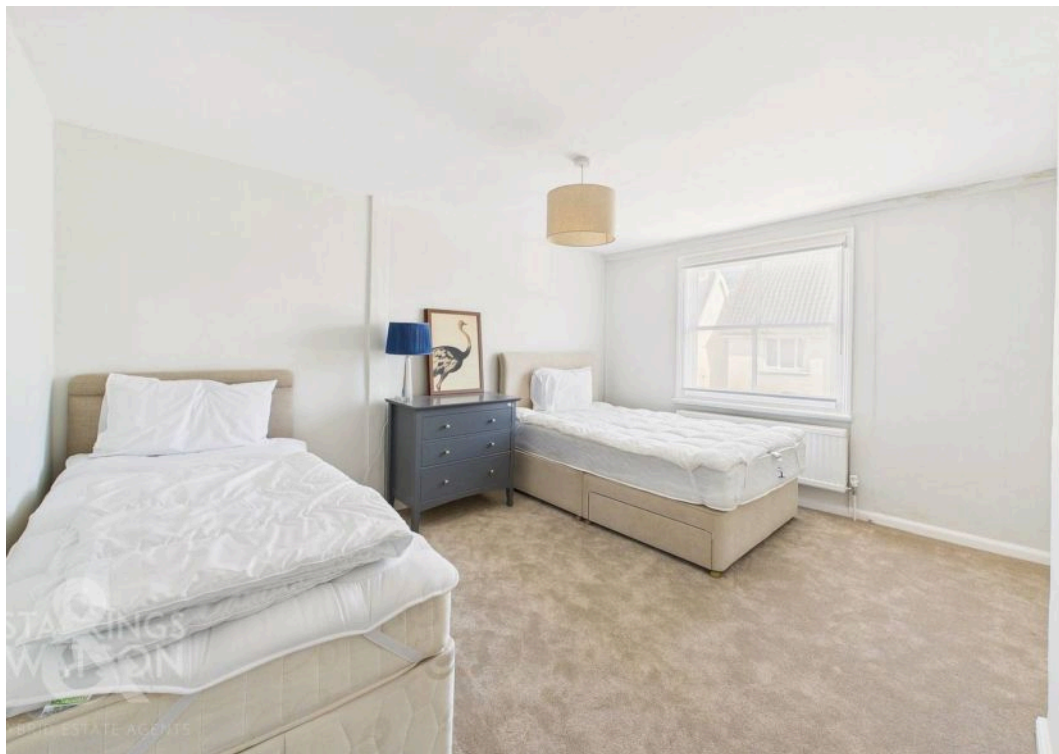
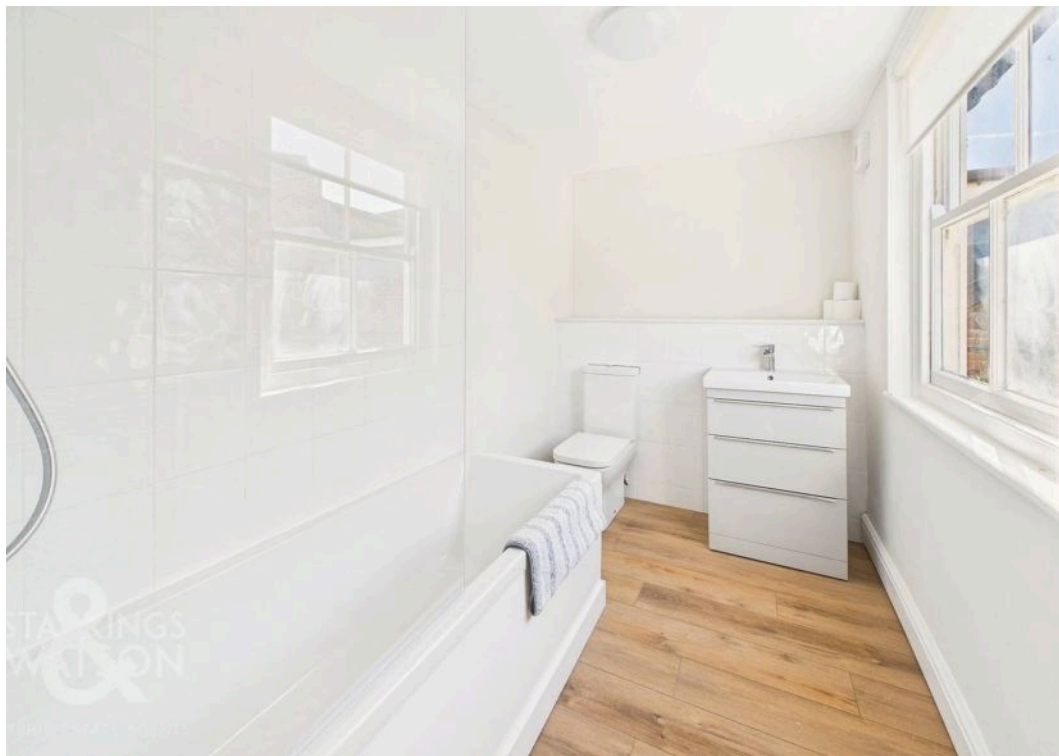
## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

Buyers are advised the property is within the conservation area. All mains services are connected. The hard standing to the front of the house does not currently form part of the title and is unowned.





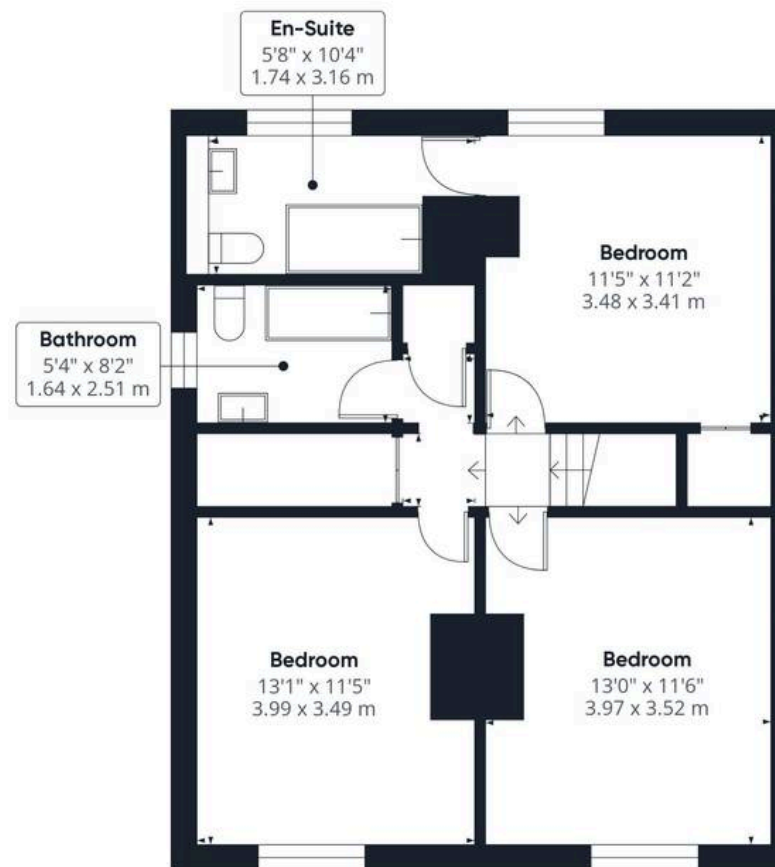
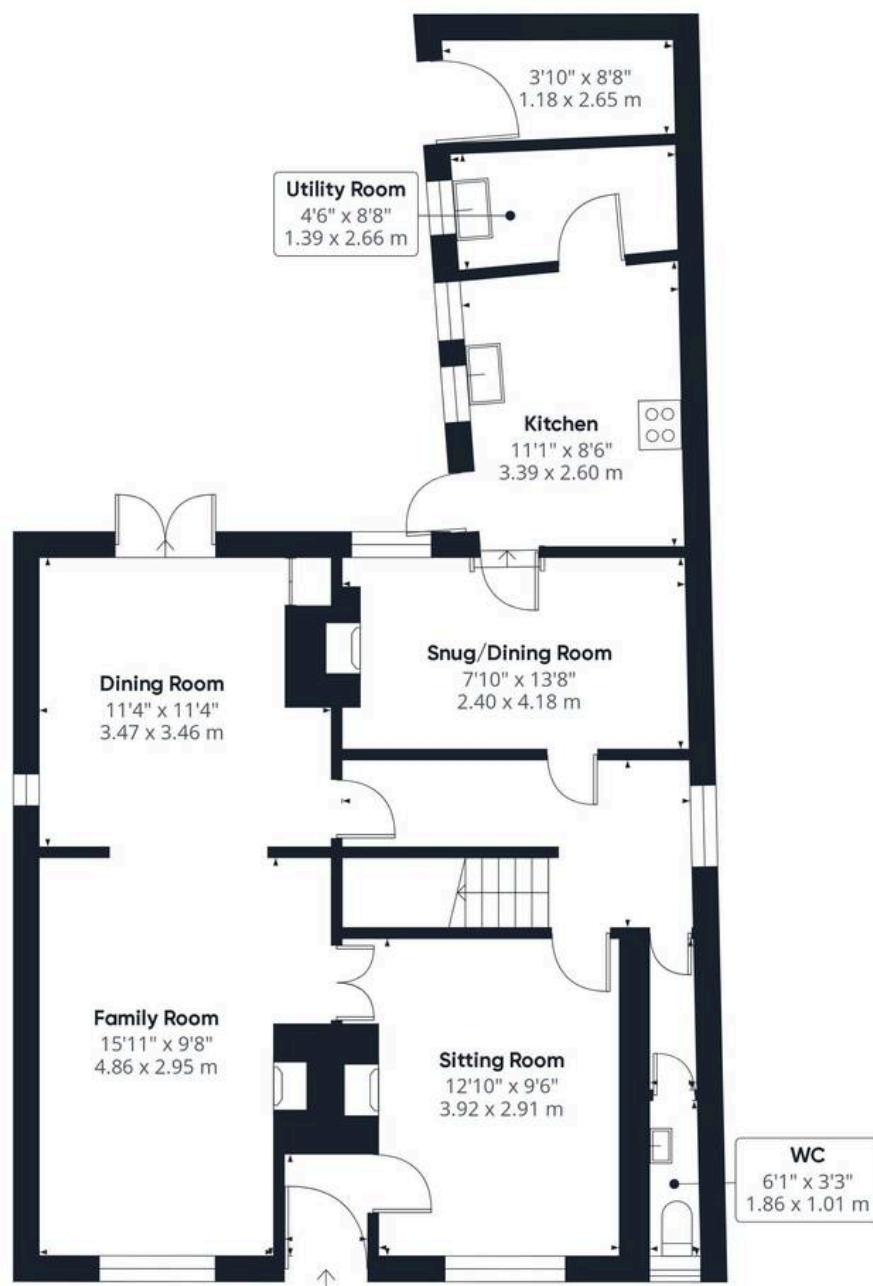




### THE GREAT OUTDOORS

To the rear you will find a private and paved courtyard style garden. The courtyard is fully landscaped for ease of maintenance with planting borders and a side gate for access. From the garden there is access into a useful storage shed. The garden offers the ideal retreat within the centre of town.





**Approximate total area<sup>(1)</sup>**

1425.04 ft<sup>2</sup>

132.39 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • [diss@starkingsandwatson.co.uk](mailto:diss@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.