



EH

EXQUISITE  
HOME





### AN ELEGANT VICTORIAN HOME IN PRIME CENTRAL DISS LOCATION

Set within a highly desirable position just a short walk from Diss town centre, Pine Court offers the perfect blend of period charm and contemporary living. This Grade II listed property benefits from a rich heritage, stunning interiors, and a spacious layout over three floors, making it an ideal home for those seeking character and convenience.

#### PROPERTY HIGHLIGHTS

- \*Elegant Victorian Style: Tall sash windows, ornate moulded cornicing and period fireplaces in two rooms.
- \*Generous & Bright Living Space: Approximately 2,100 sq.ft. across three well-proportioned floors, with high ceilings and an abundance of natural light.
- \*Entrance & Hall: Striking encaustic tiled floor and wide staircase leading to a galleried landing.
- \*Living & Dining Rooms: Walled garden views, French doors onto a patio and a central Victorian fireplace.
- \*Kitchen: Solid wood work surfaces, classic cabinetry, double porcelain sink, and space for appliances.
- \*Cellar & Utility: Large, naturally-lit cellar offering extensive storage; laundry area beneath the stairs.
- \*Bedrooms & Bathrooms: Three generous bedrooms, including a master overlooking the garden, plus versatile connecting study/4th bedroom on the second floor
- \*Family Bathroom: Modern white suite with a bath and shower, plus contemporary fixtures throughout.

#### OUTDOOR & GARDENS

The south-facing Victorian walled garden measures approximately 40' x 30', featuring a stone patio and shingle pathway—perfect for outdoor entertaining. Gated access leads to a pedestrian walkway and a shared driveway provides convenient entry to the garage and out onto Shelfanger Road.

#### LOCATION AND COMMUNITY

Diss is a vibrant market town nestled on the Norfolk-Suffolk border, renowned for its thriving independent shops, excellent schools, and a diverse array of leisure facilities. The town boasts three major supermarkets, a lively weekly market, and a wide range of social activities. Diss station serves the Norwich to London Liverpool Street mainline, with a journey to London taking around 90 minutes. Norwich, a regional hub offering cultural, shopping, and business opportunities, lies just 25 miles to the north.

#### ADDITIONAL DETAILS

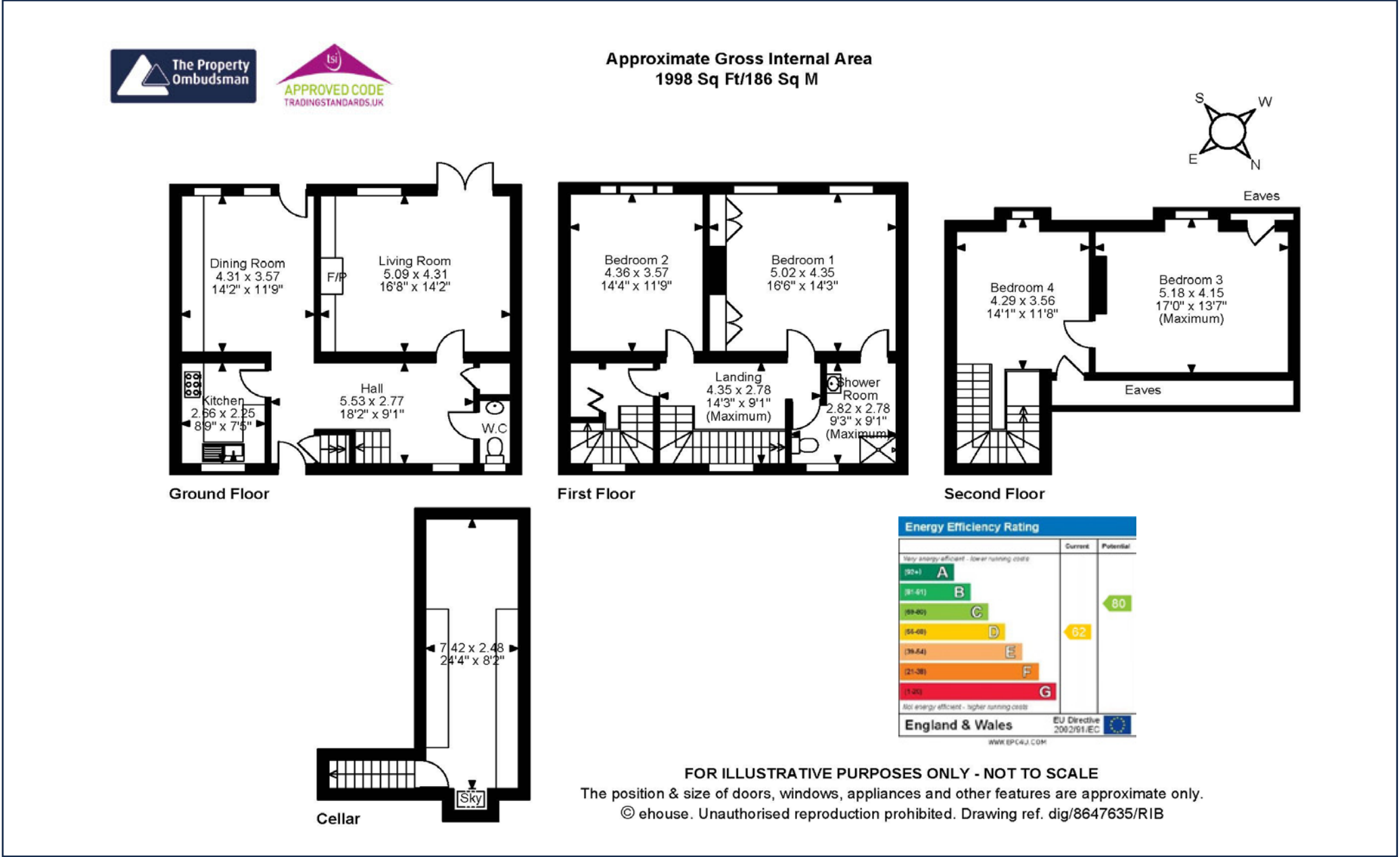
Services: Mains water, electricity, gas, and drainage connected. Gas-fired boiler provides efficient heating and hot water.  
Location Coordinates: What3words: ///jumpy.ramps.regaining  
Council Tax: Band D

Experience the timeless elegance and superb location of Pine Court - a beautifully maintained Victorian home that combines historic charm with modern comforts.









All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.





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