



EH

EXQUISITE
HOME



CHARMING TOWN CENTRE HOME

Close to the centre of town and overlooking Diss Mere is this absolutely charming Grade II listed house. It is believed to have been constructed in three stages, firstly in the eighteenth century, then the nineteenth, and finally in the mid-nineteen sixties. In spite of this mode of building, it is a practical and comfortable family home with many delightful features. The present owner bought it seven years ago and since moving in have replaced all the wooden window frames, redecorated throughout in a very attractive palette of colours and redone the flat roof.

The entrance to the house is from the large car port with two car parking spaces under cover, for sole use of 5 Denmark Street. The two properties to the left next to 5 Denmark Street have right of way, before entering through wrought iron gates leading into their shared courtyard.

At the back of the property is a private and secluded courtyard, a suntrap and ideal for container gardening. It is the ideal place for a family barbecue, drinks with friends or a quiet glass of wine at the end of the day. Entirely secluded and not overlooked, it fits in perfectly with the quirky yet practical layout and design of this delightful house. Stairs rise from the courtyard up into the light and inviting dual aspect home office, which doubles as a spare bedroom and has a walk in wardrobe, alongside the en suite bathroom. The hallway is generous and leads to a utility room with a sink, built in cupboards and plumbing for a washing machine.

ATTRACTIVE AND ELEGANT

The first floor is decorated in exactly the same clean, crisp style as the ground level. Stairs lead up from the hallway into the kitchen/dining area with its dark grey (farrow and ball painted) cabinets, marble worktops, pale paint, glossy white subway tiles, integrated electric oven and hob, and an archway that leads to the dining area. There is more than enough room for a table and chairs and with its views over the town, it is a delightful place to enjoy everyday family meals or to entertain. The living room is charming, accessed via two shallow steps down from the kitchen. It has an attractive feature fireplace with disconnected gas fire, built in storage in the two alcoves, cast iron radiators and natural light streaming through the dual aspect feature window that overlooks the rooftops of the town and across the mere. With a panoramic view of the sunrise and full sunshine throughout the day, it is the perfect room for relaxing, spending family time, playing games or entertaining. The principal bedroom looks out onto Denmark Street and the row of Grade II listed homes across the road. It has an en suite bathroom with corner bath and shower over. The third bedroom is smaller, ideal for a child's room or nursery. The first floor accommodation is completed by the useful cloakroom.

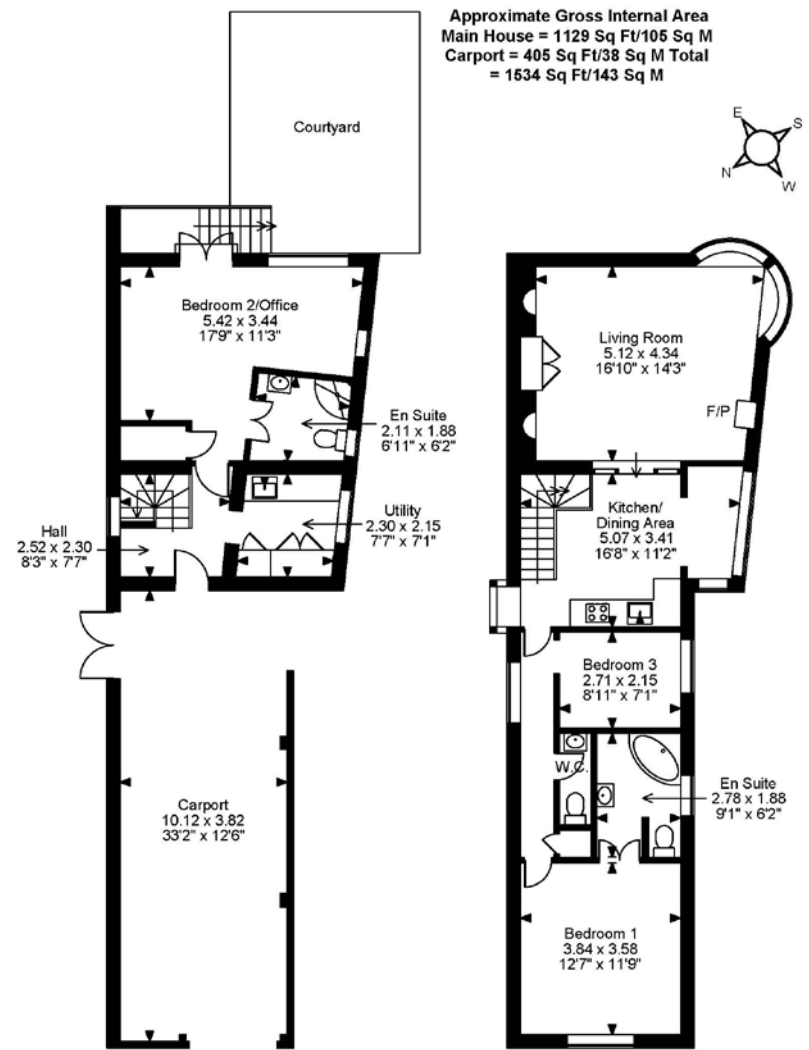
Further insulated storage space can be found in the three lofts in this remarkable house.

The location close to the centre of Diss is enviable. The shops and amenities are within a two minute walk, as is the Mere and park. For families, there are several primary schools to choose from plus a high school. Well connected and bustling, the town is full of shops, cafés, pubs and leisure opportunities. Situated in a protected conservation area and next to one of the most desirable shopping areas of the town.

BORDERED BY THE WAVENEY

The border between Suffolk and Norfolk is marked by the River Waveney, rising from Redgrave in Suffolk, flowing through the Broads and emptying into the Wash near King's Lynn. Settlements on the border, therefore, are marked by areas of marshland, beautiful riverscapes and delightful natural features. In the very southernmost part of Norfolk, close to the border with Suffolk is the busy market town of Diss. Mentioned in the Domesday Book of 1086, it is known for its historic buildings, including a fourteenth century parish church, the sixteenth century Dolphin House, the Grade II listed eighteenth century town hall and a Victorian corn hall. There is a weekly market and plenty of independent shops and cafés. Diss also has a football and rugby club. Transport links here are very good, with direct commuter trains run by Great Anglia from Diss railway station into London Liverpool Street via Ipswich and Colchester and/or up to Norwich. Journey time is less than 90 minutes from Diss to London. The A1066 runs through the town and the A140 bypasses it to the east, connecting it with Norwich to the north and Needham Market it to the south, and thence to the A14. Other charming local market towns include Harleston, 10 miles; Bungay, 18 miles and Halesworth, 21 miles. The Suffolk coastal towns of Southwold and Aldeburgh are less than an hour away.





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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