



LIME TREE COTTAGE

48 MOUNT STREET, DISS, IP22 4QG



Dating back to 1596 this stunning Grade II listed property has recently been significantly extended and improved by the current owners.

The property boasts a wealth of character including exposed beams, open studwork and inglenook fireplace to living room. The ground floor accommodation comprises of a further two reception rooms and dining room which lead to the extended vaulted kitchen. The first floor benefits from three well portioned bedrooms plus mezzanine bedroom 4/study, which overlooks the kitchen and family bathroom with clawfoot bath. There is off road parking for up four cars and garage to front of the property and good sized enclosed rear garden. Tucked away at the end of the garden is a purpose built studio – perfect space for a home office or just a quiet place to unwind!

LOCATION

Lime Tree cottage is just a stone throw away from the centre of Diss and is within minutes walking distance of its many facilities, shops and schools. Just over a mile away is Diss Mainline railway station, which runs on the Norwich – London Liverpool street line and is 90 Minutes from the capital.

SERVICES

Gas fired central heating and hot water, electricity and mains sewerage are all connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band - D

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly



4



2



1



1 Mile







FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : **01379 642233**
Email : **diss@durrants.com**