



Mount Street | Diss | IP22
Guide Price £775,000

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

abbotFox Bespoke presents "Eaton Lodge", a stunning Grade II listed town house, boasting a picturesque and private plot with the convenience of being located in the market town of Diss. The property boasts plenty of original features which fill the property with charm and character.

Accommodation is arranged over three floors and comprises of a welcoming entrance hall, a drawing room, dining room, kitchen/breakfast room, study, six bedrooms (one ensuite) and two further bathroom. The property can be accessed via one of two driveways offering scope for multi-generational living

The property sits to the front of the plot, which is just under an acre in total(stms). A gated driveway to the front offers plenty of off-road parking and there is also a second gated driveway to the rear with a carport and a garage. The front and rear gardens have been beautifully landscaped and offers a fantastic pond which invites a wealth of local wildlife and there is also a swimming pool with a changing room and summer house with cinema system.

The house is situated a short walk from the town centre. Due to the properties location, it is pleasantly situated for the amenities in the town centre, the local schools and the neighbouring road networks of the A140, A143 and A1066. The town centre has a good range of shops, facilities and amenities and benefits from a mainline train station with regular services to Norwich and London Liverpool Street.

