

13 MOUNT STREET
DISS. IP22 4QG

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A charming and sympathetically refurbished and extended period cottage.

Diss Market Place 0.1 Mile (walk) | Diss station 0.9 Mile (walk) | Norwich 23.1 Miles | Bury St Edmunds 22.3 Miles (All distances approximate)

The property is a charming Grade II Listed end-of-terrace cottage in a Conservation Area and in arguably one of Diss' most sought-after roads. It is extremely convenient for the town centre and all its amenities. The current vendor has sympathetically extended and refurbished the house, including a re-roof, whilst ensuring the period charm and character is retained.

























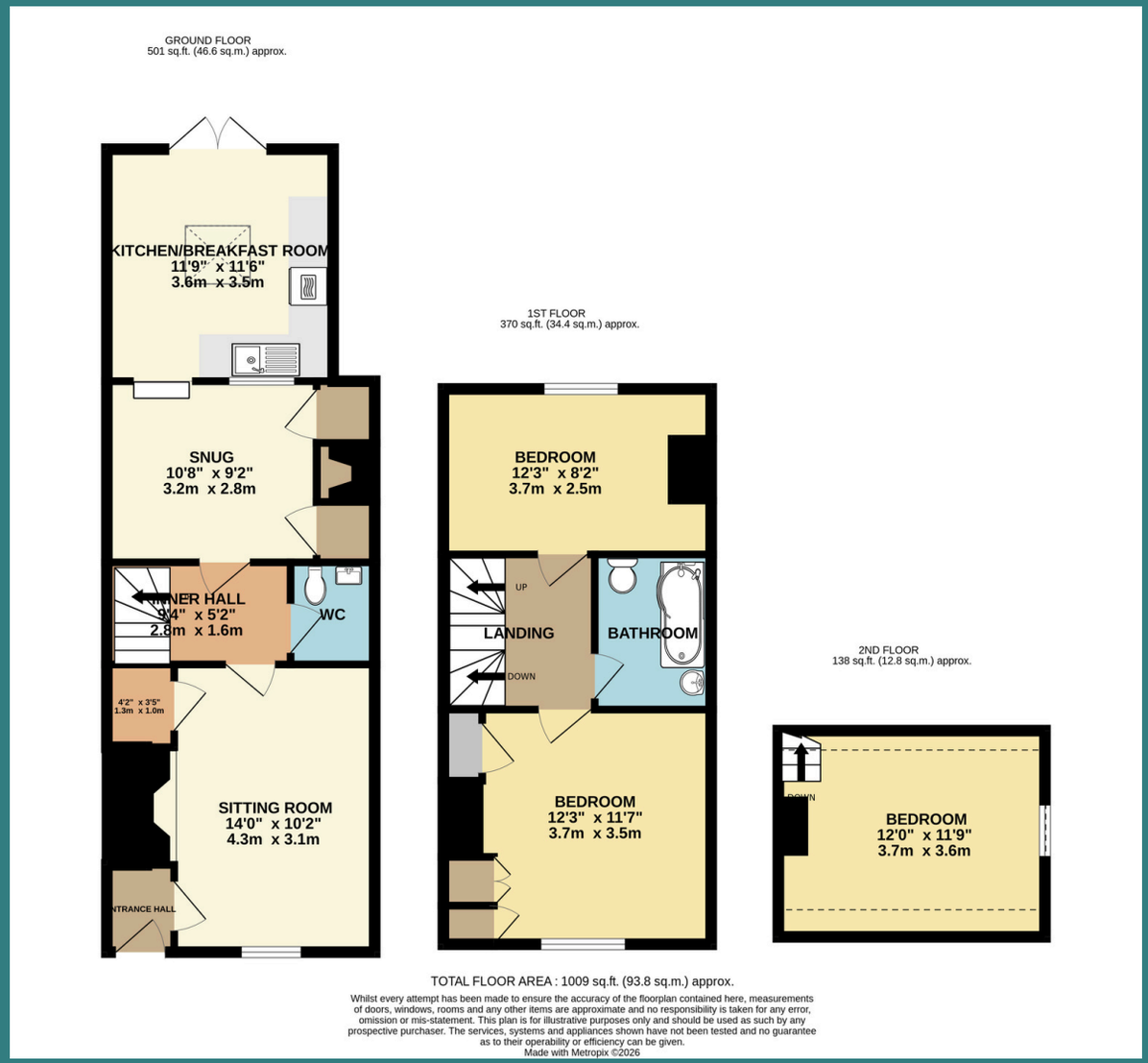


The front door opens to a useful lobby with a door to the delightful sitting room. It has a wooden floor and fireplace with space for woodburning stove. There is an inner hall with stairs to the first floor and a cloakroom (w.c not currently in use). The hall opens to a charming second reception room, currently a snug with open fireplace and space for woodburning stove, plus two cupboards. The room opens to the superbly extended kitchen/breakfast room with a roof lantern above. It is fitted with a range of contemporary units and space for appliances. Impressive Crittall style double doors open to the garden. On the first floor are two double bedrooms, each with charm and character, plus a bathroom with shower over the bath. On the second floor is a further double bedroom.

The rear garden is a delightful feature of the house with an area for alfresco dining immediately to the rear. The remainder is well-stocked with established shrubs and there is a wood store and separate shed to the rear.

Services - Mains electricity, water and drainage. Gas central heating. (Please note none of the services have been tested by Waveney and Broads)

Viewings - Strictly by prior appointment with Waveney and Broads on 01603 575779.



Agent's Notes:

1) There are two open fires but the vendor will be taking the woodburning stoves.

2) There is a public car park behind the property for which a resident's permit can be applied for.

3) There is a right of access from the garden across the rear of the three neighbouring properties.

Waveney & Broads
ESTATE AGENTS

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