



Dragon House
22a St. Nicholas Street | Diss | Norfolk | IP22 4LB

A HOME IN THE HEART



“In the heart of the popular market town of Diss, tucked away close to the Mere, surrounded by handsome period homes, sits a charming and newly renovated cottage. Dating back to the 1800s, it’s full of features and has bags of character, yet there’s no work to do and you can move straight in and enjoy the lifestyle right from the start. Views out over the Mere make this a wonderful setting, and you’ll feel on top of the world when you’re sitting out on the raised terrace, taking in the spectacular scenery.”



KEY FEATURES

- A Delightful Period Cottage that has Undergone a Complete Programme of Renovation in the Centre of Diss
- Three Bedrooms; Bathroom
- The Principal Bedroom benefits from a Roof Terrace with Views of the Mere
- Large Kitchen/Dining/Family Room
- Sitting Room with Sliding Doors and a Juliette Balcony
- Home Office/Study and Ground Floor WC
- Character can be found throughout with Exposed Beams
- Off Road Parking
- Energy Rating: C

Sitting in between the centre of town and the Mere, this is the cream of the crop! A period cottage with heaps of charm and some lovely original features, combined with contemporary fittings and finishes, this offers the very best of old and new. Easy to care for, in a location that's highly desirable, this is a real rarity.

Blending Character And Contemporary

If you love period properties but you don't want a project, you'll love this. All the hard work has been done for you! Soft grey elevations invite you to explore and straight away you'll notice the roof terrace and want to check out the views. The layout has been carefully considered to offer an open plan feel whilst retaining distinct rooms, creating a home that's easy to live in. As practical as it is attractive, this home would suit a family with older children who can embrace the independence of the central location, or an active retired couple who want to immerse themselves in the community, young professionals who want a characterful and spacious but low maintenance home, or even as a place to take your holidays.





KEY FEATURES

Lovely And Light-Filled

You come into the centre of the property and find yourself in a stunning kitchen, dining and family room that's a very good size indeed. There's plenty of storage and preparation space for keen cooks, plus space for a family table. You can imagine preparing dinner for friends whilst chatting over a drink, enjoying suppers that last late into the night. There's even room for seating in here if you choose. The room is part open to the sitting room, which creates a comfortable flow and means that you can look through from the kitchen and take in the view from the other end of the house. Sliding doors and a Juliet balcony frame the outlook from the sitting room and, being south facing, allow the light to pour in. There's a useful office and cloakroom on this floor too. Head up the stairs and you'll find three bedrooms and a bathroom off the landing. Two of the bedrooms are doubles and the principal bedroom has doors onto a large roof terrace.

Stunning Surroundings

The roof terrace has an incredible view, out across the treetops and over the Mere to the other side, the skies above painted with magnificent sunrises and sunsets. This really is the best seat in the house! Whilst there's no lawned garden here, the roof terrace provides safe and sunny outside space and would look beautiful with a few pots of colourful flowers, plus it's super easy to maintain and ideal if you want a 'lock up and leave' property. It also has an external metal staircase round the side from the ground floor up to the roof terrace. When you fancy a change of scene, you can enjoy lunch at one of the waterside restaurants, wander the boardwalk, watch the birds, do a spot of shopping, hop on the train and head to London – it's all so easy from here. You don't even need a car – everything is on the doorstep.













INFORMATION



On The Doorstep

The great thing about this house is, you cross the road and you're in the heart of town. Supermarkets, The Corn Hall (arts venue), everything is within a tenminute walk. Should you feel the need to venture farther, Diss station with mainline connections to London, Norwich and Cambridge is a 20-minute walk away. There are also lovely country walks – Wortham Ling and Roydon Fen - on the doorstep with Redgrave and Lopham Fen (National Nature Reserve) a short drive away.

How Far Is It To

The beautiful and vibrant city of Norwich is approximately 24.5 miles to the north on the A140. Norwich has two shopping centres to include Chantry Place and Castle Quarter, cultural and leisure facilities, restaurants and cafes. It also has direct rail links to London amongst other destinations and an International Airport.

Directions

From the Fine and Country office the best way to get to the property is to walk up Mere Street and then along Market Place and onto Market Hill. Before reaching St. Nicholas Street take a left hand turn which takes you down to Dragon House.

What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - **embellish, gentle, digesting**

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Mobile Phone Coverage- varies depending on Network provider

Broadband Available

Please see www.checker.ofcom.org.uk for Mobile/Broadband availability

South Norfolk District Council- Council Tax Band C

Freehold



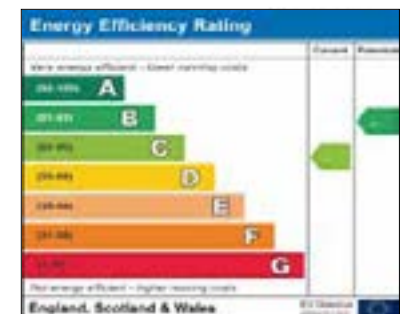
FLOOR 2



FLOOR 1

TOTAL: 859 sq. ft, 80 m2
FLOOR 1: 552 sq. ft, 51 m2. FLOOR 2: 307 sq. ft, 29 m2
EXCLUDED AREAS: BEDROOM: 104 sq. ft, 10 m2

All Measurements Are Approximate. This Floor Plan Is a Guide Only. Produced by Dops.



Agents notes: All measurements are approximate and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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