



1 Nunnery Court  
Diss | Norfolk | IP22 4LH

# MERE VIEW - CONTEMPORARY LIVING



Positioned in an exceptional waterside setting, this striking contemporary 4-bedroom residence is one of only two bespoke homes constructed by RTB Homes (East Anglia) Ltd. Designed to maximise light, space, and uninterrupted views across the Mere, the property combines elegant modern architecture with highly efficient sustainable living. Immaculately presented throughout and offered with no onward chain, this remarkable home delivers luxury, practicality, and peace of mind in equal measure.



# KEY FEATURES

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- A beautiful four bedroom detached contemporary property
- Three ensuites, a guest bathroom and toilet
- Wonderful open plan kitchen and living space with fantastic vaulted ceilings and skylights
- Walking distance to local shops, cafes, pubs and train station
- Exceptional uninterrupted views of the Mere (a 5 acre Lake)
- Garaging, private parking and bike store
- Immaculately presented throughout
- Sustainability - Air Source Heat Pump, Solar Panels and Battery - EPC B
- Built only five years ago so still under Buildzone warranty
- No onward chain

The current owners knew as soon as they stepped into the light filled, open plan space with gorgeous high ceilings, next to a blossoming Cherry tree, that this would be their home. The elevated views across the Mere, being able to walk to it through their own garden, the layout having four bedrooms and four bathrooms, the futureproofing and the convenience of being in walking distance to amenities all helped with their decision. They took on a true blank canvas and chose flooring, fitted wardrobes, and added the fireplace in the sitting room. They have said they will miss having the best of both worlds, a rural view yet not being isolated, having the convenience of walking into town each day.

## Step Inside

From the moment you enter, the property showcases refined contemporary design with impressive proportions and beautifully curated interiors throughout. Stepping into the large entrance hall you are aware of light, space, and a feeling of calm. On either side of the entrance hall is a bedroom, one with ensuite, the other used as a study currently and with a utility room and shower room close by. A few steps take you down to the social areas and what a revelation – an outstanding open-plan kitchen, dining and living space, perfectly designed for both relaxed family living and stylish entertaining, with vaulted ceilings and expansive skylights flooding the interiors with natural light. The kitchen has a large central island, one of the favourite spots for the owners, friends gathered around it, chatting with a glass of wine whilst the chef cooks up a culinary treat. The dining zone has two sets of sliding doors allowing you to really feel like you are eating alfresco and so comfortable in summer being able to open up and let the breeze flow through the house. This is a fabulous area; dining table placed in between the sets of doors with outlook to mature trees and the water beyond - sitting here for morning coffee watching the visiting ducks and ducklings for entertainment or getting up early to watch the sun rise over the Mere can't be beaten. The living room area also features sliding doors and boasts an attractive fireplace with large electric fire (like having a wood burner but without the mess!) ensuring a cosy feel in winter. The seasons are a joy to watch unfolding before your eyes across the water and whether just two of you at home or hosting a crowd the layout just works.









# KEY FEATURES

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## Sustainability & Future Proofing

This exceptional home has been thoughtfully designed with energy efficiency and sustainability at its core. Benefitting from a B-rated EPC (valid until 10th November 2030), the property incorporates a range of advanced systems to support economical and environmentally conscious living. Solar panels with battery storage help reduce energy costs, while an air source heating system provides efficient heating via underfloor heating to the lower floors and radiators upstairs. Most rooms have their own thermostat (even a couple of the loos!), and this can be controlled from a smartphone making the home warm and cosy to arrive to in Winter. A water softener helps control the hard water and a rainwater harvesting system further enhances sustainability by collecting rainwater for garden irrigation. Combined with the remaining Buildzone warranty and the advantage of no onward chain, this is a superb turnkey home ready for immediate occupation.

## Explore Upstairs

The first floor continues the home's sense of space and sophistication, with two further beautifully appointed bedrooms designed to capture both light and the breath-taking outlooks. The principal bedroom to the front of the property has space for a Superking bed, built in storage housing a TV and room for lounge furniture too if desired, or just use the space to dance before bedtime! It also benefits from a wonderful dressing room with skylight, perfect for makeup and hair and a gorgeous contemporary ensuite. The current owners love the cathedral ceiling and feeling of space to breathe in this room. In bedroom two, with its own ensuite, also having space for a Superking bed, a large window provides uninterrupted views across the Mere, where the sunset turns the white buildings opposite to a burnt orange, an amazing sight. The tranquil and ever-changing backdrop throughout the seasons is incredibly special. Radiator heating to this floor ensures practical and efficient warmth alongside the property's advanced energy systems. There is so much versatility in the bedroom arrangements across two floors, the choice is yours.

## Step Outside

Arrive to the front large garage with two parking spaces outside it and one to the side. A covered walkway to front door soon saves you from the elements and a storage room with separate side entrance integral to the garage, is a handy space for bikes and garden equipment. The storage space has a drop-down ladder to reach the huge, boarded loft above the garage, with full head height, where suitcases and Christmas trees are kept. The sun rises over the Mere and the dining room terrace is the go-to spot for the first cuppa of the day. As the sun moves across the grounds, the terrace outside the living area, slightly sheltered by mature trees in the nearby park, reveals those spectacular views again. The terraces have been thoughtfully positioned with enough space for a flat lawn, with a glass balustrade to give clear vista. Steps down to the lower garden, with path flanked by neat lawns, perfect for ball games, lead to a pretty archway and picket fence. Beyond the fence are stepping stones to the water's edge – imagine placing a couple of deck chairs by the water, fishing rod in hand enjoying a chilled afternoon - and if the English weather does its worst, it's not far to get home!





































# INFORMATION

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## On The Doorstep

Despite its peaceful setting, the property remains within 10 mins walking distance of local shops, supermarkets, cafés, swimming pool, health care, vets, pubs and the train station with rail links to London in around 90 minutes. The property is so unusual in the blend of convenience with countryside living.

## How Far Is It To....

Bury St Edmunds is close by for retail shopping and cultural attractions whilst, Lopham Heath and Thetford offer outdoors enthusiasts walking routes and trails. The nearby market town of Harleston offers independent shops, hotel, and pubs and just 10 minutes away, Eye provides a treat for foodies with its Oaksmere restaurant.

## Directions:

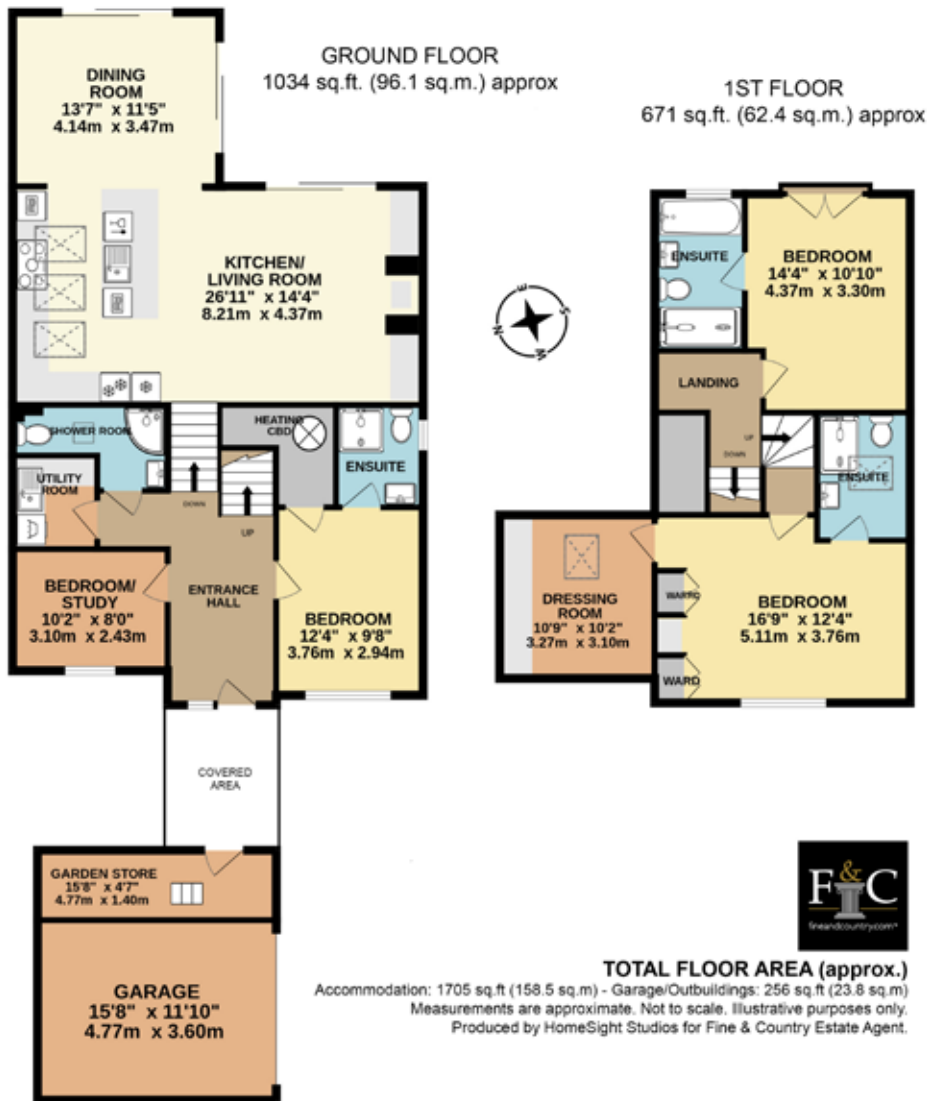
Proceed from the Fine and Country office turning right onto Park Road. At the roundabout take a right-hand turn onto Denmark Street. The property will be located on the right-hand side, set back from the road. The access is adjacent to the pedestrian access to the Park.

## What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///dimension.digitally.soft](http://dimension.digitally.soft)

## Services, District Council and Tenure

Air Source Heat Pump Central Heating  
Mains Electricity, Water & Drainage  
Broadband Available – please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.  
South Norfolk District Council – Band D- Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	90	92
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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.



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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