



14 Mount Street
Diss
Norfolk
IP22 4QG

Guide Price £435,000





- Grade II Listed
 - Charming period 3 bedroom home
 - Off-road parking and outbuildings.
- Within a short stroll of the market square and all amenities.

Location

Mount Street is a highly regarded residential location within the Conservation Area of the town, just a short walk into the busy and thriving marketplace. Diss is a market town on the Norfolk/Suffolk border with a surprising number of independent specialist shops and businesses providing a wide variety of goods and services including three national brand supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station lies on the Norwich to London Liverpool Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business centre of Norwich lies approximately 25 miles to the north.





The Property

This Grade II Listed property has over the past few years been updated and now presents as a very desirable residence. Works include a new kitchen and shower room, flooring, bespoke wooden window shutters as well as a modern extension to the kitchen which takes in views over the rear garden. There is a parking area for several cars within the curtilage which is a huge advantage in Mount Street as few properties have off-road parking in this street. Generally speaking, timber framed properties can have low ceiling heights but the only low ceiling is in the kitchen area at 1.79m. Beneath the kitchen lies a useful cellar (not measured). There are two very pleasant and elegantly furnished sitting rooms, a ground floor cloakroom and on the first floor are three bedrooms and a smart shower room with travertine flooring and generous shower cubicle with waterfall showerhead. This cottage has an abundance of character and original period features as well as a lovely tranquil feel about it - it does not fail to delight.

Outside

A set of gates open into a gravelled parking and turning area and beyond that lies a lawn. There is an old privy, a red brick outbuilding (3.14m x 2m which has scope to be turned into a home office along with a small shed for garden tools at one end. There is also a summerhouse which is a welcome retreat particularly as the garden traps the sun for most of the day.

Services

Mains water, drainage, gas and electricity are connected to the property. Gas fired central heating.

Directions

From Diss town centre head up Mount Street and the property will be found on the left-hand side immediately before the turn into the Doctors practice.

Viewing

Strictly by appointment with TW Gaze.

Freehold.

Council Tax Band:

Ref:/19214/MS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice

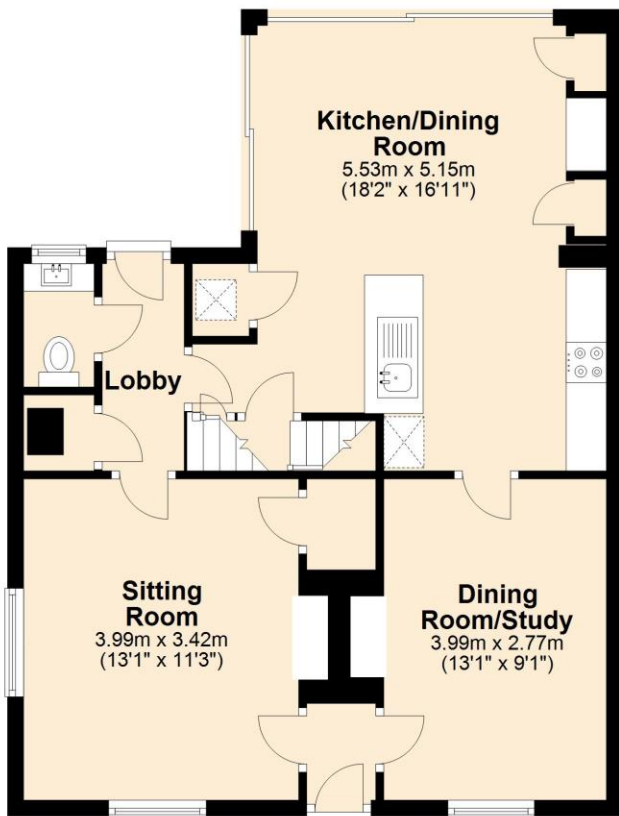
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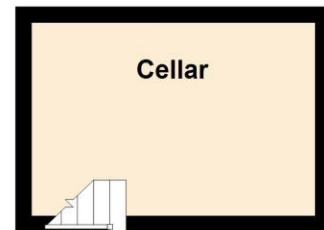
Ground Floor

Approx. 61.2 sq. metres (658.2 sq. feet)



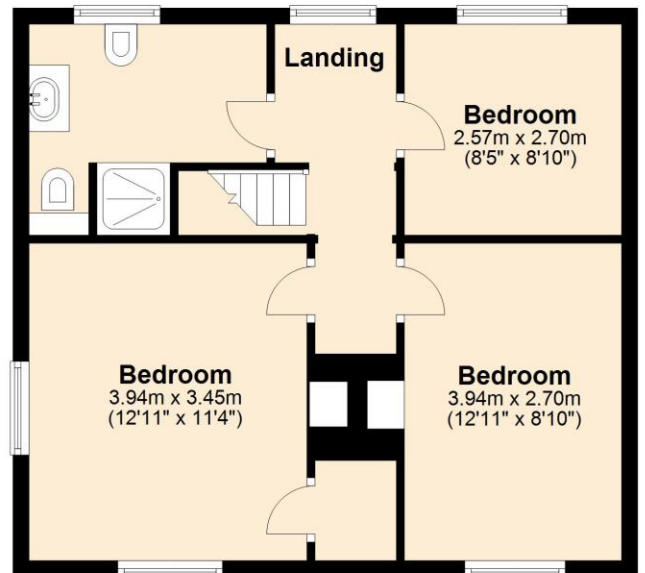
Basement

Approx. 8.4 sq. metres (90.9 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.9 sq. feet)



Total area: approx. 118.5 sq. metres (1276.0 sq. feet)

For illustrative purposes only. NOT TO SCALE.

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