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*Mount Street*  
Diss, Norfolk

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MUSKER  
McINTYRE  
ESTATE AGENTS







Diss Railway Station - 1.3 miles  
Diss Town centre – 0.6 miles  
Norwich - 24.1 miles  
Bury St Edmunds - 21.3 miles

## *Mount Street, Diss*

**This grade II listed property is a stunning example of a timber framed detached period town house located in the market town of Diss. The property has retained many original features which fill the property with charm and character. Outside you find beautifully landscaped gardens, a fantastic pond and swimming pool. This is an opportunity not to be missed, a real must see property.**

### **Accommodation comprises briefly:-**

- Entrance hall
- Drawing Room
- Dining Room
- Kitchen
- Breakfast Room
- Study
- Rear Reception Hall
- First Floor Master Bedroom
- Dressing Room/Bedroom 5
- En Suite to master
- 3 / 4 further Bedrooms split over two floors
- Bathroom

**Guide Price £720,000 Freehold**

### **The Property**

Entering the property, you are greeted in to a welcoming entrance hall which has a pamment stone floor. The staircase leads off to the first floor and there is a south facing glazed door leading to the side garden. Leading on from the hall is the drawing room which is located to the front of the property and benefits from a feature fire place with fitted wood burning stove. The dining room is bright and airy and is a fantastic room for entertaining and also has french doors leading onto a south facing terrace. A study is situated to therear of the property which has a built in book case and leads through to the rear reception hall which has the original exposed brick and flint wall and a walk in storage cupboard. The entrance hall provides access into an open plan kitchen/breakfast room with granite worktops and bespoke fitted wall and base units, pamment stone flooring.

A sweeping staircase leads to the first floor landing and extends to the master double bedroom with exposed timber beams and windows to the front. Leading on from here is access into a dressing room/bedroom and en suite which has a white suite comprising panel bath, twin sinks and low level W/C. There are 2 further bedrooms on this floor and a family bathroom comprising bath, shower cubicle, wash basin and low level W/C. From the landing a staircase leads to a top floor double bedroom with dressing room and cloakroom.











### Outside

To the front, the property is approached through a five bar gate which leads onto shingle driveway. There are well stocked borders with a variety of roses, shrubs and plants, tall hedging to the front boundary and a Monkey puzzle tree. A wrought iron gate then opens on to a south facing terrace with steps leading to a lawned garden which has mature well stocked borders with a large variety of flowers, shrubs, plants and many mature trees. A pond provides a great environment for small wildlife. To the side you will find an orchard and a pool area set into a large paved and extends to a pergola with climbing plants which provides a great shady place to sit. To the east side of the property there is a courtyard with an ornamental pond and a further parking area which is accessed via a gate off Walcot Road and has the benefit of a car port and garage.

### Location

The house is situated 0.60 miles from the town centre. Due to the properties location, it is nicely situated for access to the town centre, schooling and the neighbouring road networks of the A140, A143 and A1066. As the property is situated just outside the town centre, it retains a good amount of privacy, yet offers excellent convenience for all the facilities within the town. The town centre has a good range of shops, facilities and amenities. The town also has a mainline train station with regular services to London Liverpool Street taking approximately 90 minutes





### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless otherwise specified in our details), but may be available in addition, subject to separate negotiation.

### Services

Oil fired radiator central heating. All mains services are connected.

### Local Authority:

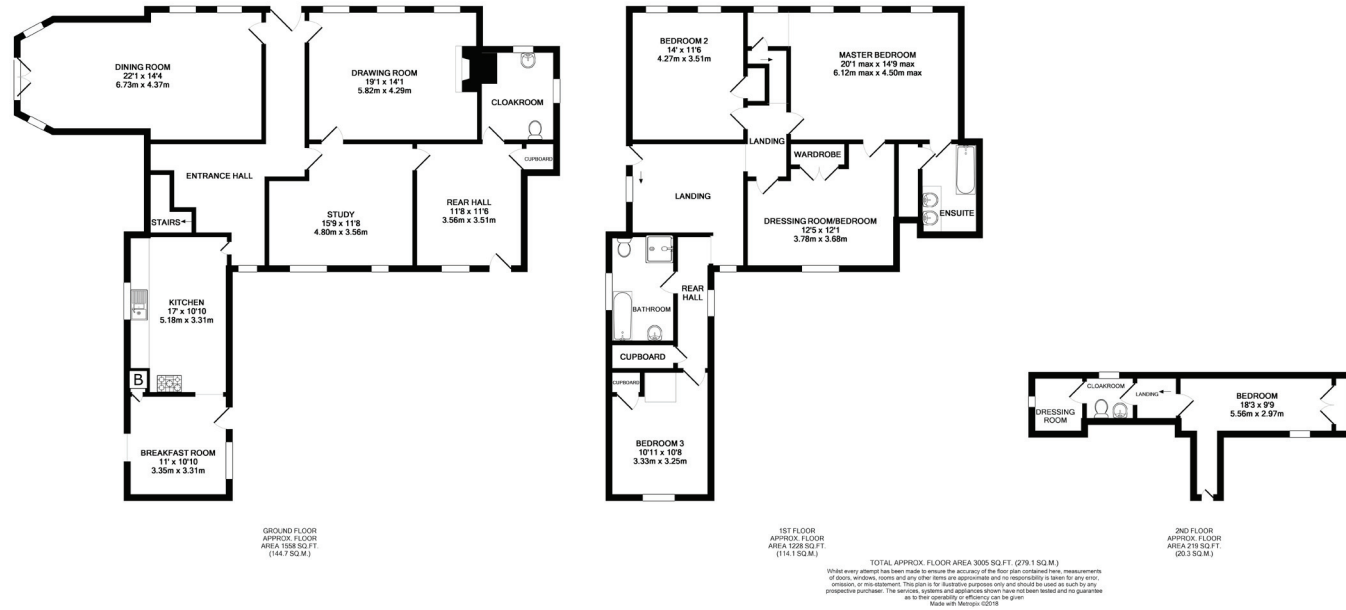
Local Authority: South Norfolk Council  
Tax Band:  
Energy Rating: N/A

### Tenure

Vacant possession of the **freehold** will be given upon completion.

### Directions

From our office in Mere Street, head out of the town centre via Mount Street. At the top of Mount Street, you will find the property on the right hand side just before Walcot Road.



To arrange a viewing, please call 01379 644822

### Offices throughout Norfolk & Suffolk:

Norwich City Centre	01603 859343
Diss	01379 644822
Bungay	01986 888160
Beccles	01502 710180
Loddon	01508 521110
Halesworth	01986 888205

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)



Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



### DISS RESIDENTIAL SALES

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