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*Mount Street,*  
Diss, Norfolk.

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ESTATE AGENTS



## *Mount Street, Diss*

A Grade II listed three bedroom semi-detached 16th Century property located within easy walking distance of the town centre and amenities. Full of character features. No onward chain.

### **Accommodation comprises briefly:**

- Entrance Hall
- Sitting room
- Dining room
- Study
- Kitchen/breakfast room
- Utility room
- Downstairs shower room
- Three bedrooms
- Family bathroom
- Attractive rear gardens
- Studio room in the garden
- Part double glazed



### **The Property**

29 Mount Street is a beautiful circa 16th century Grade II listed period property situated in one of South Norfolk's favourite streets. This delightful property boasts a wealth of period features, to include exposed structural timbers and original fireplaces. There is a solid front door to the entrance hall with stairs to the first floor and access to sitting room and the dining room, both with windows to the front. From the dining room you will enter the breakfast area, with window to rear and double doors opening out onto the patio area. The kitchen is fitted with worktop surfaces and a ceramic one and a half bowl sink unit with cupboards and drawers above and below, window to the rear and plumbing for modern appliances. Off this is a utility area with worktop space with window and door to the rear and door to a small boiler room which in turn leads the shower room with a shower cubicle, low level wc and wash hand basin with half tiled walls and skylight. Going back into the breakfast area there is a door to a large study with window to the front and spiral stairs leading to the landing/bedroom three with window to front and access to the family bathroom. The bathroom has been well fitted with a panelled bath, low level wc and pedestal wash hand basin with dual aspect windows and wooden panelling surround. There is a second set of stairs from the main entrance hall which takes you to another landing and gives access to the main bedroom to your left with magnificent vaulted ceilings and a large walk in airing cupboard. The second bedroom is to your right and a door leading to the landing/bedroom three.



## Outside

The rear garden is a good size and immaculately well maintained. There is a lawned area to either side of the box hedging to the centre with a wooden slatted walkway leading down the centre to the workshop and the studio with numerous mature trees, flowers and shrubs around. The workshop has power and lighting with windows. The studio we have been told is insulated and again has power and light connected and would make a superb artist studio or office or just somewhere to sit and while away the hours with views over the fantastic garden. There are two separate gates to the side which leads to shared access to Mount Street.

## Location

Mount Street is a beautiful street and probably the most picturesque within the town. The property is situated just off the town centre yet within walking distance to all the facilities. The doctors surgery is located in Mount Street, together with a Pharmacy. The town itself has butchers, bakers, department stores, opticians, cafes, craft and further independent stores. The town has several public houses and restaurants. The train station has frequent trains to Ipswich, Norwich and London. The town centre has free parking after 6pm.



## Tenure

Vacant possession of the freehold will be given upon completion.

## Services

Mains electricity and water are connected.  
Mains drainage. Gas fired central heating.

## Local Authority:

South Norfolk District Council

Tax Band: E

Postcode: IP22 4QG

Energy Rating: Exempt due to listing

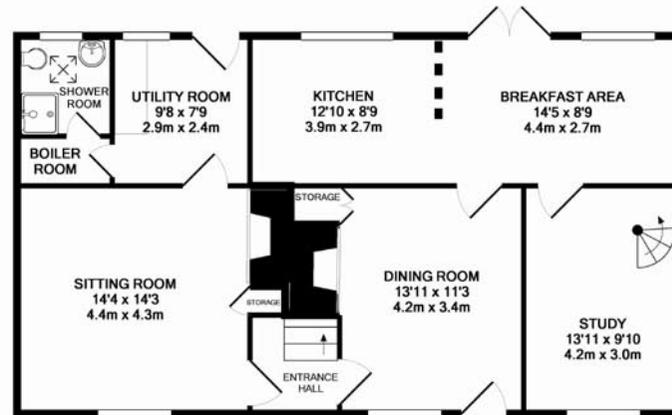
## Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

## Fixtures and Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

**Guide Price: £385,000**



TOTAL APPROX. FLOOR AREA 1570 SQ. FT. (145.9 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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To arrange a viewing, please call 01379 644822

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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.

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