



9 Mount Street
Diss
Norfolk
IP22 4QG

Guide Price: £395,000



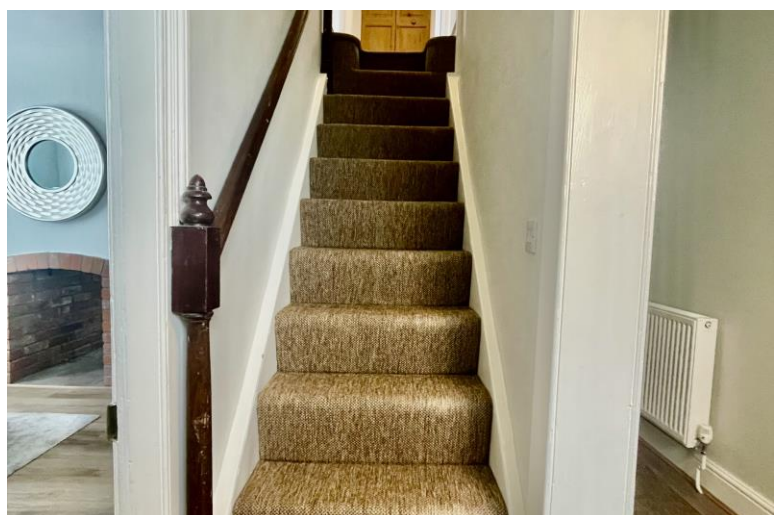


- Recently Renovated throughout to a High Standard
- Spacious & Modern Bright Interior
- 3 Bedroom Detached House
- Viewing Highly Recommended
- No Onward Chain

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 market place. 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.





Property

This impeccably maintained property offers a seamless flow throughout, showcasing a bright and airy interior that exudes both comfort and elegance. The ground floor features an expansive open-plan living and dining area, ideal for both relaxing and entertaining. The modern fitted kitchen is designed with both style and functionality in mind, while the conveniently located downstairs WC adds an extra layer of convenience. On the first floor, you'll find three generously sized bedrooms that offer ample space and natural light. The principle bedroom is a luxurious retreat, complete with its own private ensuite bathroom. Additionally, the family bathroom on this level is well-appointed, catering to the needs of the remaining bedrooms and guests alike.

Outside

The property also boasts a private rear yard, thoughtfully planted with colourful bedding plants and perennial shrubs it provides a perfect sheltered outdoor space to enjoy the warmer months.

Services

Mains Water, Gas and electricity are connected to the property. Mains drainage.

How to get there

What3words ///conquests.beaters.transmits

Viewings Strictly by appointment with TWGaze

Tenure: Freehold

Ref:

Important Notice

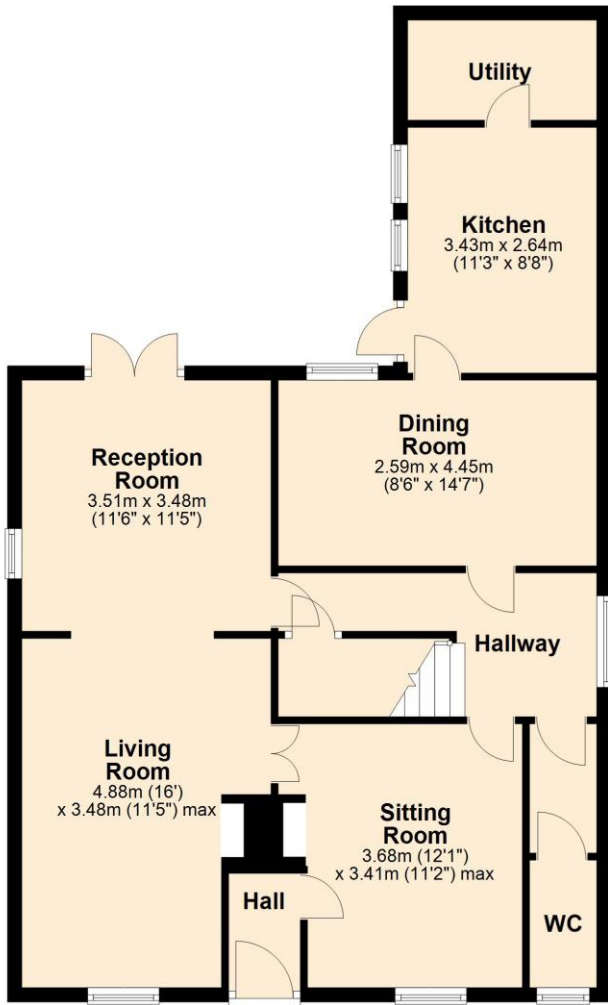
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Ground Floor

Approx. 81.4 sq. metres (876.7 sq. feet)

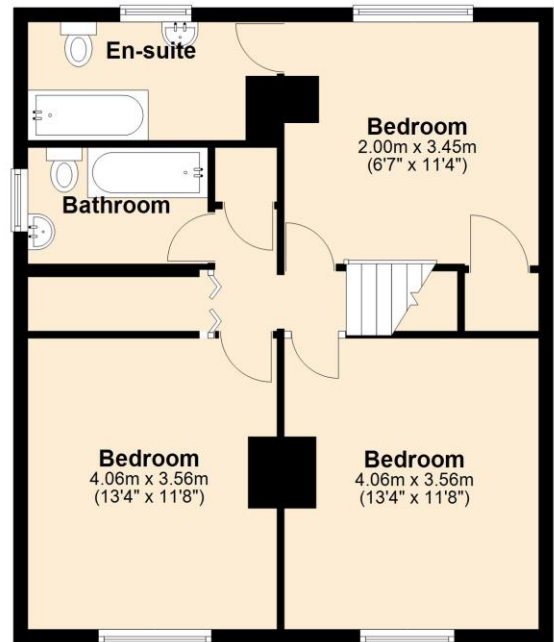


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

First Floor

Approx. 59.6 sq. metres (641.1 sq. feet)



Total area: approx. 141.0 sq. metres (1517.8 sq. feet)

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