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*Mount Street, Diss*

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MCINTYRE  
ESTATE AGENTS

Diss Railway Station - 1.3 miles  
Norwich - 24.1 miles  
Bury St Edmunds - 21.3 miles

**An elegant five bedroom 18th century house with superb enclosed gardens situated on the west facing side of Mount Street. In total the accommodation extends to approximately 3000 sqft. No onward chain.**

**Guide Price £365,000**

**Accommodation comprises briefly:**

- Entrance Hallway
- Sitting Room • Drawing Room
- Kitchen & Breakfast Room
- Dining Room
- Sun Room • Utility Room
- Rear Lobby • Bathroom
- Five Bedrooms
- Shower Room
- Storage/Outbuildings
- Coal Store
- Gardens
- Garage & Parking



**The Property**

18 Mount Street is a substantial 18th century grade II listed semi-detached house, located on the highly desirable Mount Street. This cherished family home has been sympathetically extended over the years and is now requiring some updating. Before being incorporated into the wonderful home you see today, the house used to be three individual cottages. It is believed part of the house was also once occupied as the town's dental practice. Double doors open into the front entrance vestibule, which in turn provides access into the sitting room and drawing room. Both rooms have feature fireplaces and large windows overlooking Mount Street. The sitting room is especially spacious with a large inglenook fireplace being the main feature. The kitchen has been refitted within the last two years and comprises modern wall and base units, tiled splash backs, an electric cooker, electric hob and stainless steel sink. Adjacent to the kitchen is the breakfast room which was constructed around 25 years ago. The utility has plumbing for a washing machine, extraction vents for a tumble dryer and a brand new 'Worcester' gas fired boiler. Beyond the utility room is the rear entrance lobby with a staircase to the first floor and a doorway into the third reception, which would make a superb dining room. Leading off the back elevation are a number of outbuildings which can be accessed internally. In need of some work, these rooms could be used as a study, play room or sun room. To the first floor are five spacious bedrooms, of which four are double rooms. The fifth and smallest bedroom has direct access into the shower room. The master bedroom has a large walk-in wardrobe/dressing room and an elegant Victorian fireplace. The house has two bathrooms including a refitted downstairs bathroom and a first floor shower room. We would draw your attention to the floorplan, as the property has two staircases. The accommodation could potentially be split to provide annexe style living for a relative if needed. Potential purchasers may wish to know the loft was re-insulated in 2010 and the roof was completely overhauled in 2004.



### Outside

A detached single garage is situated to the end of the garden with a parking space in front, providing off road parking for one vehicle just off Mount Street. The garage has an up & over door with personal access into the garden, having been built approximately 15 years ago. The private rear garden is fully enclosed and is principally laid to lawn with a variety of flower beds, trees, shrubs and mature hedging. Facing west, the garden enjoys the majority of the afternoon sun and is truly a hidden gem. The garden also has a greenhouse, timber shed, wood store, coal store and running water. A side gate leads out of the garden providing pedestrian access back onto Mount Street.

### Location

Mount Street has always been regarded as the prime residential location only a short walk away from the town centre. Number 18 is situated half way along the street with the doctors surgery and pharmacy set behind the property. The street is mainly of elegant period properties ranging from Georgian residences to Victorian cottages. The town has well regarded schools, excellent leisure facilities and plenty of restaurants, cafes, bars and public houses. There is a mainline rail station providing direct services to Norwich and London Liverpool Street, (a journey to London scheduled to take around 90 minutes).

### Directions

From our office in Mere Street, proceed up to the Market Place and onto Mount Street. The property will be found further along, on the left hand side, just after the entrance to Mount Street car park.



### Agent 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.

### Services

Mains electricity and water connected. Gas fired radiator central heating.

### Local Authority

South Norfolk Council  
Tax Band: F  
Energy Rating: Exempt  
Postcode:IP22 4QG

### Tenure

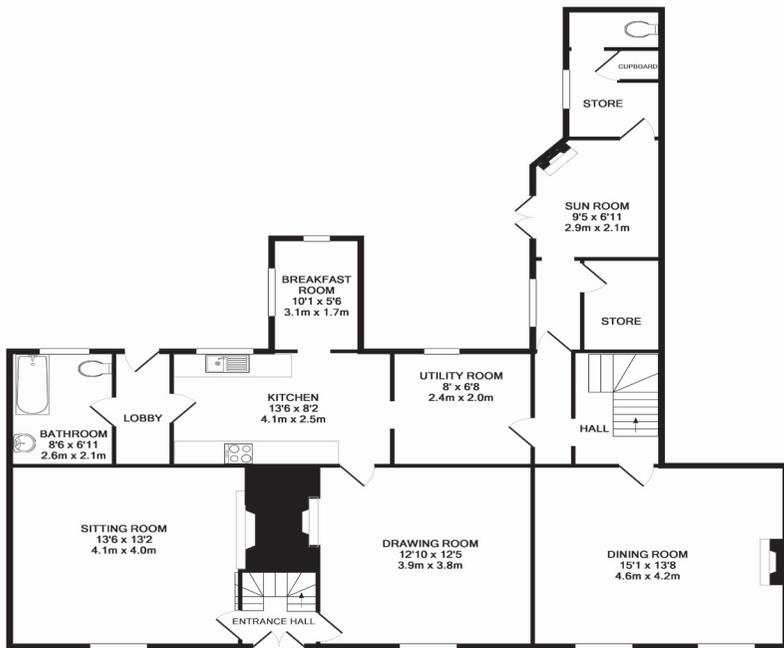
Vacant possession of the freehold will be given on completion.

### Fixtures and Fittings

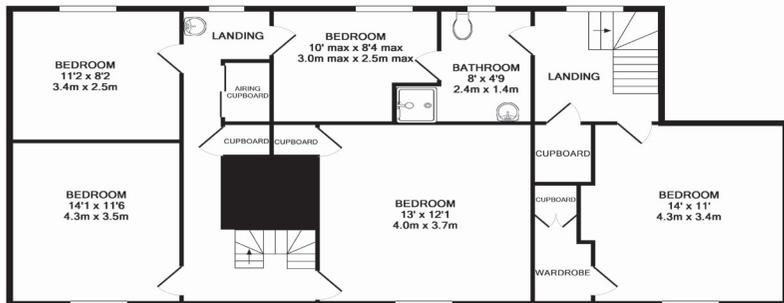
All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1836 SQ.FT.  
(152.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1514 SQ.FT.  
(122.1 SQ.M.)  
TOTAL APPROX. FLOOR AREA 2950 SQ.FT. (274.1 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 62015.



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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To book a viewing please call us on Tel: 01379 644822



46-47 Mere Street

Diss

Norfolk

IP22 4AG

Tel: 01379 644822

Fax: 01379 644879

[diss@muskermcintyre.co.uk](mailto:diss@muskermcintyre.co.uk)