



'BEAUTIFUL DETACHED HOME IN TOWN CENTRE'
Diss, Norfolk | IP22 4AN

WELCOME



This exquisite three-bed-two-bath home is perfectly placed for urban life set in the heart of D1ss, but on a quiet one way street. Within a Conservation area, this beautiful home is less than a one minute walk to the centre of this bustling market town, but still enjoys a large private garden and off-street parking. With the station also in walking distance, you may never need your car!







- Delightful Detached Town Cottage
- Much Improved By The Current Owners
- Charming part-walled, established gardens
- Circa 1900 House
- Two/Three Bedrooms
- Two Bathrooms
- Cosy Sitting Room
- Excellent Kitchen Breakfast Room
- Work From Home Space
- Off Road Parking

This double-fronted detached town villa has been recently upgraded and decorated throughout with an admirable attention to detail. The owner has brought her own artistic sensibilities to achieve a home that is perfectly appointed yet full of individuality, character and style. Plenty of original features from its beginnings at the turn of the last century remain, while sympathetic improvements have been added, including a fantastic new utility room. It's move-in ready, with nothing to do beyond unpacking!



Entry from the street is into a central hall with staircase to the first floor. The large coat cupboard is one of many built-in cupboards installed recently throughout the house which help to give a clean, minimal look while giving the impression they have always been there. On the right is a well-proportioned sitting room. At over 160 square feet, this is a generous room. Polished wood floors – original boards, not laminate – add warmth and practicality as well as looking good. They enhance the sense of space, which is also helped by neat plantation shutters here and throughout the house.

An exposed brick fireplace in the middle of the house shares a chimney with the adjoining kitchen behind. These are attractive hearths with chunky oak lintels doubling up as mantelpieces. Although they are not currently in use, the chimney has been recently repointed, and it would be worth exploring to see if these delightful fireplaces could be practical once more.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The sitting room gives directly onto the open plan kitchen diner through an opening with gorgeous, exposed beams. These beams and the use of painted brick in the kitchen, give an appealing rustic integrity to the room.

The chic kitchen is decidedly not your usual fitted variety. Instead, individual units in different finishes have been imaginatively put together to create something unique. Slate floor tiles and whitewashed walls lend cohesion to this charming collection of pieces which together add up to a functional modern kitchen, but one brimming with personality.

A downstairs shower room is off the kitchen. Recently refinished in smart black and white – and with a slick glass brick shower screen – it's a perfect combination of style and functionality.

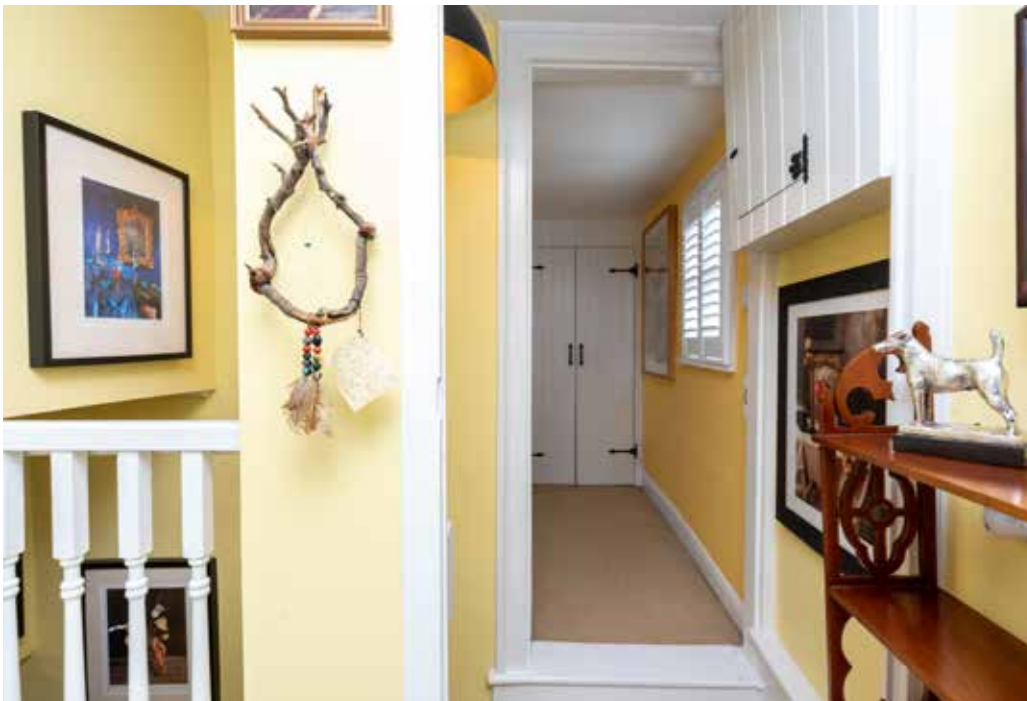
A door leads to the other room at the front of the house, which in turn also leads back to the hall. A circular flow is always pleasing. This room is currently in use as a home office but it's big enough for a double bed. Alternatively, being directly off the kitchen, it would work well as a formal dining room. There is much flexibility of space here.

Off the other end of the kitchen is a splendid new utility, cleverly created from a former outbuilding. Able to accommodate boots and recycling as well as laundry, it's a great back-up space, keeping clutter out of other living areas.

Upstairs a bright landing leads to two double bedrooms, both with attractive built-in cupboards. Both rooms have two windows and feel airy and spacious. The family bathroom between has been finished in refreshing white with pale green boxcar siding giving it a traditional look that sits well in a house of this period.

To the rear of the house is a large and totally enclosed garden – perfect for dogs. The current owner is a keen gardener, so you'll benefit from some lovely cottage garden planting of traditional roses, irises and hydrangea. Three separate seating areas around the garden are positioned to take advantage of sunshine at different times of the day.

A large, wooden shed, which could easily be converted to a garage, is perfect for storage. Across the garden are two further brick sheds directly behind the new utility which offer potential for further extension, subject to the relevant Planning Permissions.









STEP OUTSIDE

You'll be able to walk to most things in Diss – supermarkets, boutique shops, the mere and The Corn Hall arts centre. Should you feel the need to venture farther, Diss station with mainline connections to London, Norwich and Cambridge is but a 15-minute walk away. There are also lovely country walks – Wortham Ling and Roydon Fen – on the doorstep with Redgrave and Lopham Fen (National Nature Reserve) a short drive away.

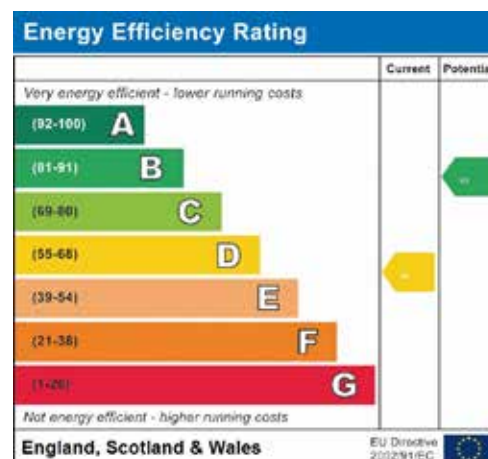
Tenure: Freehold

Local Authority: South Norfolk District Council – Band B

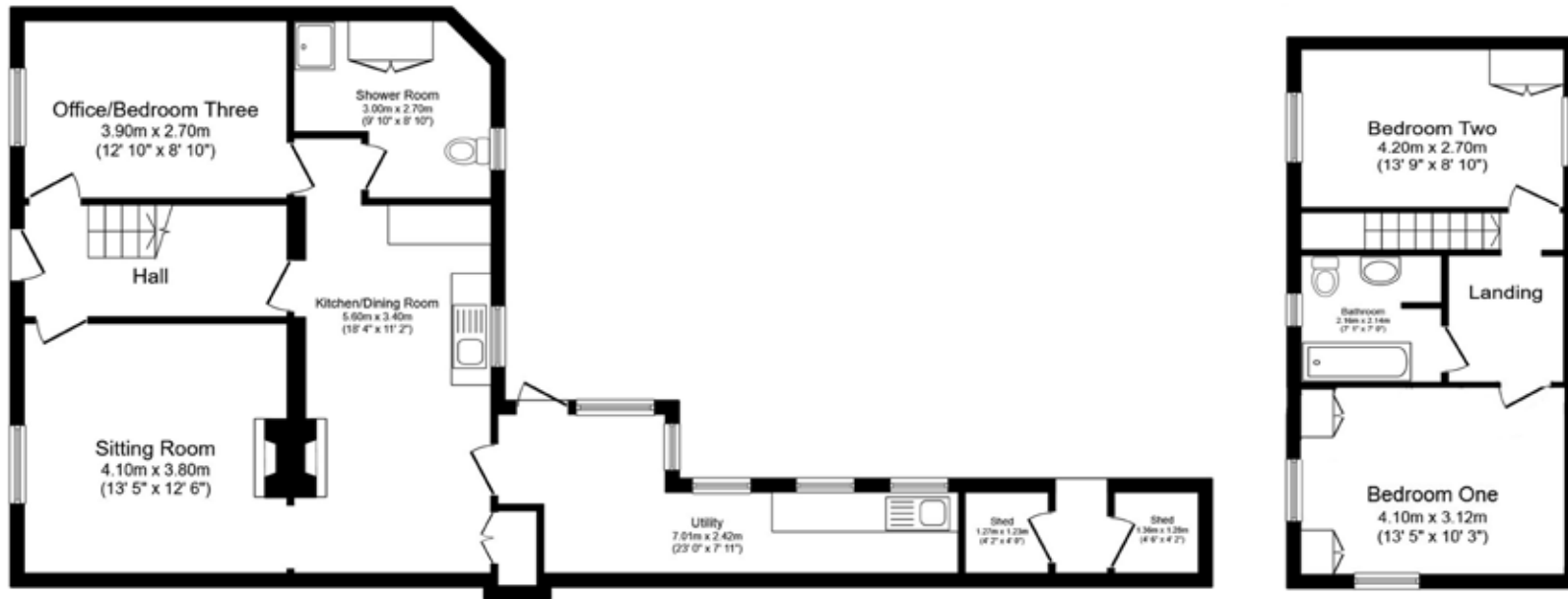
Services: Mains Electricity, Water, Gas & Drainage, Gas fired Central heating.

Directions: The best way to the property from the Fine and Country office in Diss, is to walk up Mere Street and turn right opposite the Mere into Chapel Street. Follow the road a short distance and the property will be found on the right hand side before the Post Office sorting office.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - insiders.unlimited.reboot



Property - DIS4395
Approx. Internal Floor Area - 1207 Sq ft / 112.1 Sqm



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