



The Plots at Dragons View
Market Hill | Diss | Norfolk | IP22 4LB

MERE-SIDE MAGNIFICENCE



“What a rarity – stunning, contemporary new-build homes set by the Mere, with wonderful views across the water. These three properties sit in a glorious and highly prestigious location. The spacious, stylish, family-friendly abodes offer all the delights of the town on your doorstep, yet when you’re back at home, you’re nestled away from it all. It’s just you, the water, the wildlife and those beautiful big skies.”



KEY FEATURES

- A Selection of Three Stunning Contemporary, Three-Storey Town Houses overlooking the Mere in the Centre of Diss
- Three and Four Bedrooms; Two Bathrooms
- With Plot One benefitting from an Extra En-Suite
- Kitchen/Breakfast Room with Additional WC on the Third Floor
- Sitting/Dining Room with Fantastic Views over Diss Mere
- Sheltered Terrace Area and Long Lawn down to the Water
- Garage with Plot 1; Parking Spaces with All Three Properties
- The Accommodation extends up to 1,749sq.ft
- Energy Rating Plot 1 & 3: C
- Energy Rating Plot 2: B

Properties by the Mere are always in demand, and these handsome homes will be no exception. Brand new properties, ready for you to move straight in, they've been cleverly designed and flawlessly finished with great flair. Offering spacious and bright accommodation over three floors, a south-facing garden and a lovely waterside lawn, plus a garage with Plot 1, they're well set for the future, low maintenance inside and out and effortlessly stylish too. All this right in the centre of town – what are you waiting for?

A Stylish Surprise

Approaching these chic contemporary properties, they're hidden away, unassuming even, and they give little clue as to what you'll find within. The very definition of a hidden gem! Step inside and straight away each house opens up, its elevated setting making the most of those stunning views down the garden and out over the water. They've been built into the hillside, which means almost every room benefits from the incredible outlook to the south and they are all filled with sunlight, uplifting, bright and fresh. It's also an 'upside down house', so you get the best views from your reception space where you'll spend most of your time. And even better, there's a south-facing balcony, perfect for a morning coffee or evening G&T as the sun goes down...

Rooms With A View

Starting at the ground floor, you have a fabulous master suite spread over the whole floor, feeling very spacious and luxurious. Bifold doors lead out onto a sheltered terrace, which means you can have it all to yourself if you like, but it can also be reached via steps to the side of the property, so people don't have to come through your bedroom to get to the garden. There's also a rather swish shower room as your en-suite, plus two double built-in wardrobes, so plenty of space. You could easily have a couple of chairs here by the doors, where you could curl up with a book, but you'll find it hard to tear your eyes away from the view across the lawn stretching down to the water. On the next floor up, you'll find two or three further good size bedrooms, all with built-in wardrobes and a family bathroom. Although plot 2 has two bedrooms on this floor it benefits from a very useful study room. Plot 1 also has the benefit of an extra en-suite to this floor.





KEY FEATURES

Clever And Practical

To the rear of this floor is the plant room. This is rather clever – as well as being your airing cupboard and housing the plant for the sprinkler system, you have plumbing in here for your washing machine and tumble drier, so it doubles as a utility. Being on the middle floor, you don't hear your washing going when you're relaxing during the day. On the top floor is the sleek contemporary kitchen from Benchmarx, with plenty of space for a breakfast table. There's also a handy cloakroom (no need to travel up and down the stairs all the time!) and the real highlight – the sitting room. A truly magnificent space, you're up in the treetops here, with a triple aspect and bifold doors you can open right up. Facing south, this is a real suntrap and a wonderful place to be, whether you're on the balcony or looking out from inside. This really has the wow factor! It's a view you'll never tire of.

In The Heart Of Town

Outside you have parking to the rear, with Plot 1 benefiting from a garage and two parking spaces. Steps then lead down to the main part of the garden. Here you'll find the decked terrace outside the master suite, then a long lawn that's securely fenced. There's plenty of room for a keen gardener to create something special, or for children to play safely away from the water. Beyond the private garden is a communal lawn next to the water. This is shared between all three of the new builds and is a lovely spot in which to sit and relax. This is the life! You won't want to leave, especially on sunny days, but when you do need to get out and about, everything is on the doorstep. You can walk to the train station, schools, takeaways, independent shops, pubs, bank, hairdressers – it's all right here.

























INFORMATION



On The Doorstep

The great thing about this house is, you cross the road and you're in town. Supermarkets, The Corn Hall (arts venue), everything is within a ten-minute walk. Should you feel the need to venture farther, Diss station with mainline connections to London, Norwich and Cambridge is a 20-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.

How Far Is It To

The beautiful and vibrant city of Norwich is approximately 24.5 miles to the north on the A140. Norwich has two shopping centres to include Chantry Place and Castle Quarter, cultural and leisure facilities, restaurants and cafes. It also has direct rail links to London amongst other destinations and an International Airport.

Directions

From the Diss, Fine and Country office the best way to get to the properties is to walk up Mere Street and then along Market Place and onto Market Hill. Before reaching St. Nicholas Street take a left hand turn which takes you down to the plots at Dragon View.

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 - [polygraph.enough.discussed](#)

Services, District Council and Tenure

Air Source Heating, Mains Water, Mains Drainage

Mobile Phone Coverage -varies depending on Network provider

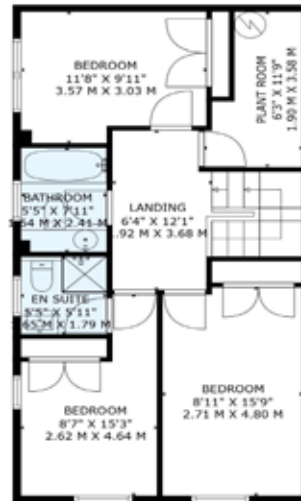
Broadband Available

Please see www.checker.ofcom.org.uk for Mobile/Broadband availability

South Norfolk District Council – Council Tax Bands TBA

Freehold

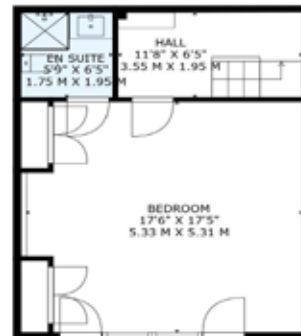
Plot One



FLOOR 2



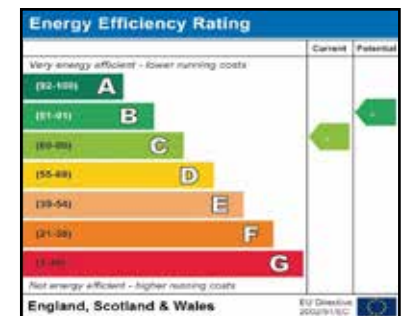
FLOOR 3



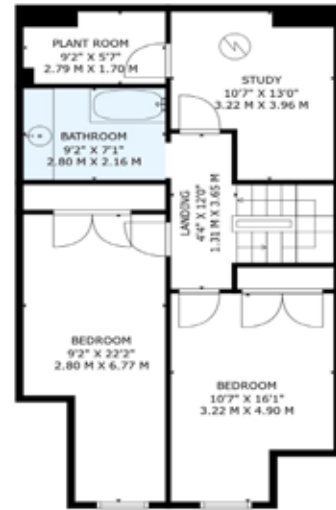
FLOOR 1

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed

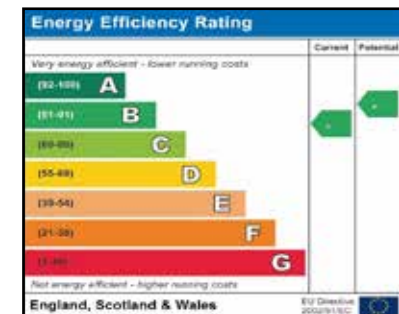


Plot Two



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Plot Three



FLOOR 2



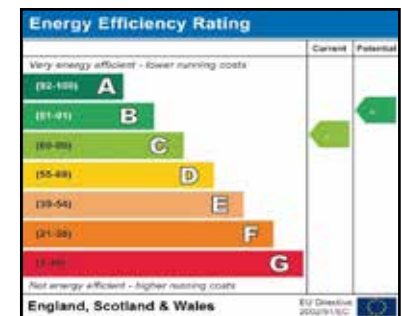
FLOOR 3



FLOOR 1

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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