



MOSS MANOR

26-27 UPPER STREET, GISSING, DISS, IP22 5UW



An imposing and characterful Grade II Listed period house. Superbly positioned within its 2 acre plot, the property has been sensitively renovated by the current vendors and has delightful established gardens.

The property is an imposing 16th Century Grade II Listed period house with later additions. It has been comprehensively restored and modernised by the current vendors and now blends modern living with period charm and an abundance of character. It is approached via an impressive entrance with brick pillars and a gravel driveway, leading down to a large parking and turning area and a detached double garage with EV charger.

The front door opens to the entrance hall with stairs to the first floor. There is a door that leads to a ground floor bedroom suite which is ideal for future proofing. There is an attractive sitting room with feature fireplace and the room opens at one end into the superb drawing room with large inglenook fireplace with woodburning stove. There is a spiral staircase leading to the principal bedroom suite. The drawing room opens into a light-filled double aspect dining room with French doors to the garden and double doors to the kitchen/ breakfast room. This is fitted with a comprehensive range of painted wooden wall and base units and

has a delightful aspect over the garden. There is a useful utility room and a further store room. On the first floor the principal bedroom has a large dressing area and an ensuite bathroom and is filled with exposed timbers and character. There are two further double bedrooms and a family shower room. Stairs rise from the landing to an impressive loft room that could be used for a variety of purposes.

The gardens and grounds are a superb feature of the property and have been cleverly landscaped via planting into different areas. There are established borders with a wide array of mature shrubs and trees. The whole garden is linked by interlocking lawn areas.

SERVICES

Oil fired central heating. Mains electrics and water with drainage via septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



5



3



3



6 Miles







LOCATION

Gissing is a small rural village lying some 5 miles north of Diss, a bustling market town with weekly markets in the market square and auctions. Diss sits on the Norfolk/Suffolk border and overs a surprising number of independent specialist shops and businesses providing a wide variety of goods and services, including three national brand supermarkets. The town also benefits from a mainline rail station which provides regular commuter services to Norwich, Ipswich and London Liverpool Street, located to the east of the town centre.

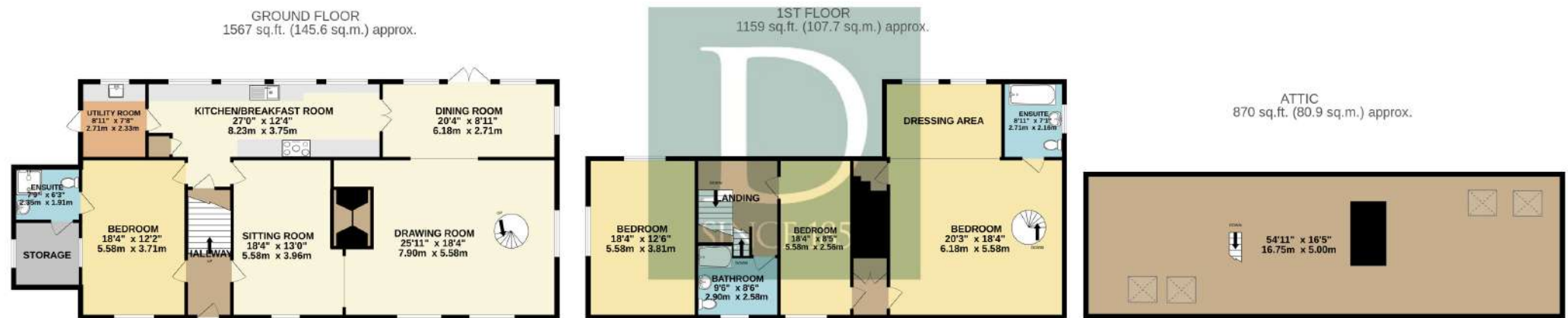
LOCAL AUTHORITY

South Norfolk Council
Council Tax Band G

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

FLOORPLAN



TOTAL FLOOR AREA : 3597 sq.ft. (334.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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