



29 MOUNT STREET  
DISS, IP22 4QG





A beautifully presented Grade II listed period home, ideally located in one of Diss's most desirable residential areas, just a short distance from the town centre.

This exceptional period home is rich in character, featuring exposed timbers and impressive inglenook fireplaces.

The welcoming entrance hall leads to two front-facing reception rooms, each with a feature fireplace and wood-burning stove. From the reception room, the breakfast/dining area opens onto a terrace through double doors, creating a seamless indoor-outdoor flow. The kitchen offers ample worktop space, a ceramic sink, room for a gas cooker, and plumbing for modern appliances. Beyond is a utility area with rear access, a boiler room, and a shower room with WC and wash basin.

A door from the dining area opens to a third reception room, ideal as a study or snug, with a spiral staircase to the landing/bedroom three and access to bedroom four and the family bathroom. The bathroom features a panelled bath, WC, and wash basin, with dual-aspect windows for natural light. A second staircase from the main hall leads to the principal bedroom — a stunning vaulted space with dressing area and en-suite — and a second

bedroom with a connecting door to the third landing.

The beautifully landscaped rear garden features lawns divided by box-hedged paths leading to a workshop and home office/studio, both with power and lighting. Mature trees, flowers, and shrubs provide a tranquil setting, with side gates giving access to Mount Street.

#### LOCATION

Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street), Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

#### SERVICES

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

#### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band E



3



3



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1.4  
Miles









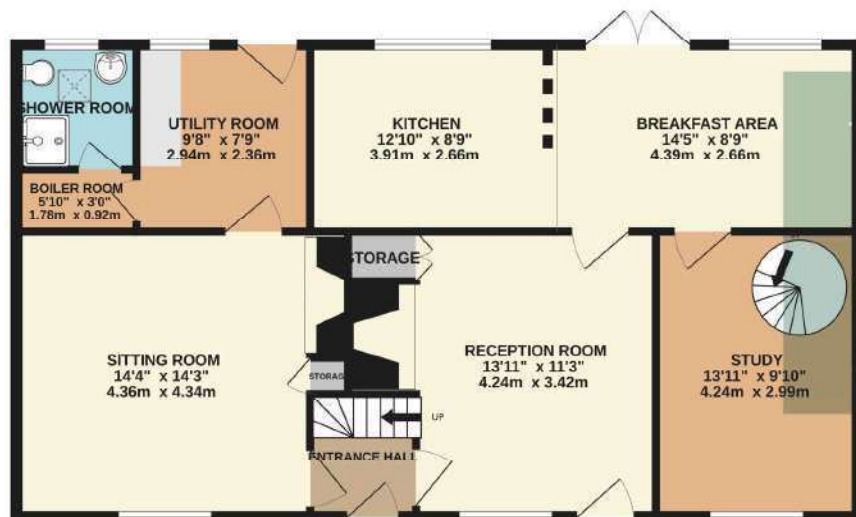




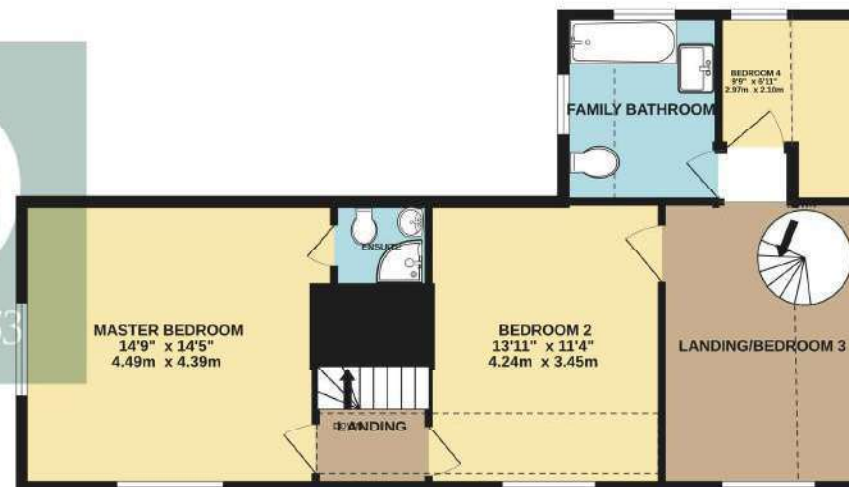


## FLOOR PLAN

GROUND FLOOR  
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR  
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 1584 sq.ft. (147.1 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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### VIEWING

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

### BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

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## CONTACT US

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