



9 Mount Street, Diss

Diss



£375,000
Minors & Brady

9 Mount Street

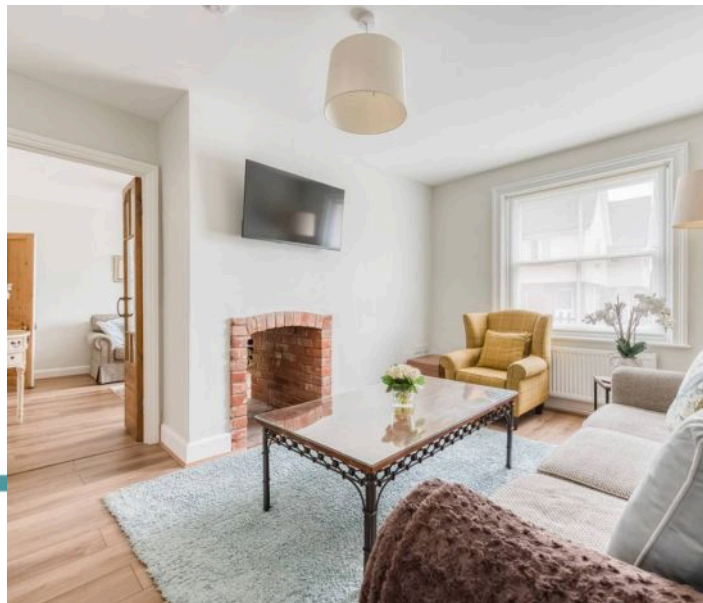
Diss, Diss

Enjoying a central position in Diss just moments from the market square and railway station, this spacious and well-presented detached period home is offered with no onward chain and has been thoughtfully renovated throughout while retaining charming original features. Offering four impressive reception rooms, including a light-filled family room, character dining area with exposed beams, and a versatile snug with a cast-iron fireplace, the layout is both generous and flexible. The modern fitted kitchen is finished to a high standard with integrated appliances and solid worktops, complemented by a separate utility room and a convenient downstairs WC. Upstairs, three generous double bedrooms are served by a stylish family bathroom and a contemporary en suite to the principal bedroom. Outside, the private courtyard garden is low-maintenance, while two allocated parking spaces add further practicality. This property presents a superb opportunity for family living in a well-connected and historic Norfolk town.

Location

Mount Street is located in the heart of Diss, just a short walk from the town's historic market square, supermarkets, and independent shops. The area offers easy access to Diss Mere, a scenic spot perfect for walking and relaxing. Diss railway station is also nearby, providing direct links to Norwich, Ipswich, and London Liverpool Street, making it ideal for commuters and day-trippers alike. Local pubs, cafés, and restaurants are all within reach, offering plenty of choice for food and drink. Schools, healthcare services, and a leisure centre are also close by. The area benefits from good road links and regular public transport connections to neighbouring villages and towns.

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Diss, Diss

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Step inside this beautifully updated period home and you're welcomed into a bright entrance hall, setting the tone for the spacious and character-filled accommodation that lies beyond. From here, step into the impressive sitting room, a generous space filled with natural light, featuring a charming exposed brick fireplace and wood-effect flooring that continues through the home. French doors lead directly into an equally spacious family room, also light-filled, with another striking character fireplace. This large and versatile space flows naturally through an open archway into the dining room.

The dining room is full of character, enhanced by exposed timber beams and a traditional wood-panelled storage cupboard. French doors open out to the courtyard garden, allowing plenty of daylight to pour in and offering a lovely connection between inside and outside, ideal for hosting or unwinding.

Just off the dining space, you'll find a cosy snug with its own cast-iron fireplace and glass shelving set into a recess. This adaptable room can serve as another reception space, a quiet reading nook, or even a dedicated study or playground.

A door leads through to the kitchen, which has been stylishly updated to offer both practicality and visual appeal. Fitted with a range of high and low-level storage units, solid worktops, and a smart tiled backsplash, the kitchen also features integrated appliances including a dishwasher, double high-level oven and grill, and induction hob. A door opens to the outside, while another leads through to the utility room, which provides additional fitted storage, space for white goods, and houses the wall-mounted gas-fired boiler. A ground floor WC completes the downstairs layout, offering added practicality.

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Upstairs, the home continues to impress. Here you'll find three generous double bedrooms, all carpeted and filled with natural light. The principal bedroom stands out with its contemporary en suite, which includes a panelled bath with shower over, partially tiled walls, WC, and a basin with integrated storage.

The remaining two bedrooms are served by a modern family bathroom with similar finishes, also featuring a panelled bath with shower over. Both bathrooms have been newly refitted as part of the full renovation of the home.

Double glazing is installed throughout, ensuring comfort and efficiency.

Outside, a private rear courtyard awaits, fully paved for ease of maintenance and framed by neat planted borders that add a touch of greenery. The space offers enough room for outdoor seating or container gardening, making it a pleasant spot to enjoy in warmer months. A side gate provides handy access from the front, and there's also a useful storage area accessible directly from the garden, ideal for keeping bikes, tools, or seasonal items neatly tucked away.

Two allocated parking spaces complete the picture, making this a well-rounded and highly practical family home in a convenient central location.

Agents notes

We understand that the property will be sold freehold, connected to all main services .

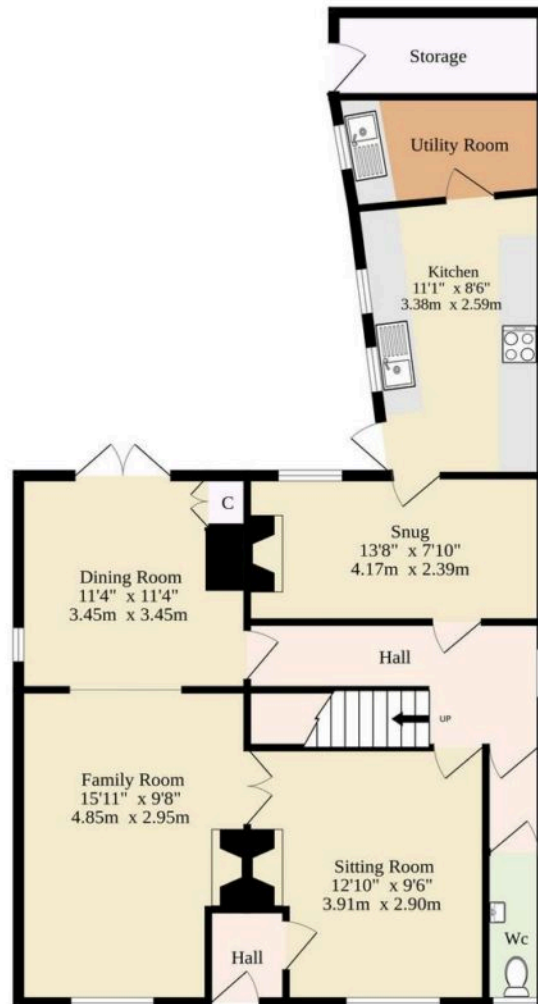
Heating system- Gas Central Heating

Council Tax Band- E

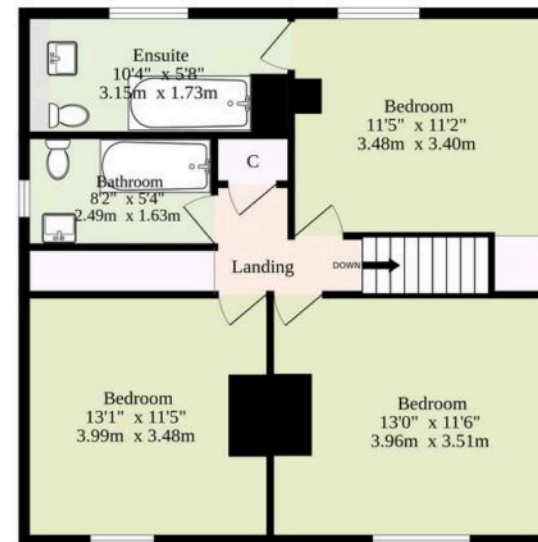


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Ground Floor
674 sq.ft. (62.6 sq.m.) approx.



1st Floor
535 sq.ft. (49.7 sq.m.) approx.



Sqft Excludes Hallways And Landing

TOTAL FLOOR AREA : 1528sq.ft. (142.0 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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Dreaming of this home? Let's make it a reality



Meet *Nicola*
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Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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