



Grasmere House, Denmark Street, Diss

Diss



Minors & Brady

Grasmere House, Denmark Street

Diss

Grasmere House offers a wonderfully relaxed, modern way of living right in the heart of Diss. With its rare frontage onto The Mere and access to around one acre (stms) of beautifully landscaped communal grounds, the home provides a peaceful, scenic backdrop for everyday life. The open-plan kitchen and living space is designed for easy, sociable living, flowing naturally out to a private balcony. Two comfortable bedrooms, each with an en-suite, create a sense of privacy and calm, while the option of a lift adds flexibility for long-term comfort. Built by Traditional English Properties to a high specification, the house combines contemporary styling with practical features such as underfloor heating and an efficient air-source system. It's an inviting, thoughtfully designed home that places you moments from Diss's independent shops, cafés and market-town atmosphere, yet feels wonderfully tucked away.

Agents Notes

Freehold

Maintenance fee £25pcm

Connected to mains water, electricity and drainage

Air source heating system



M&B

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Developer: Traditional English Properties

Traditional English Properties Ltd is a Norfolk–Suffolk developer known for crafting character-rich homes with an uncompromising standard of workmanship. Founded in 1996, the company grew from a small, dedicated team of local tradesmen whose passion for building and renovation shaped a portfolio of unique, detail-driven projects across the region. Their work reflects a deep respect for traditional craftsmanship, thoughtful design, and the enduring charm of East Anglian architecture.

Specification

Electrics:

Kitchen & Lounge

- 6 x double socket (2 with USB)
- 1 x phone (fibre optic)
- 1 x TV (cat 6 wired to Wi-Fi)
- 2 x 5-amp socket for plug-in lighting
- 9 x downlighter
- 1 x LED strip to coffered ceiling
- Electrics to cooker/hob/extract/fridge/freezer
- 1 x room thermostat



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Bedroom 1

- 3 x double socket (1 with USB)
- 1 x TV (cat 6 wired to Wi-Fi)
- 6 x downlighter
- 1 x room thermostat

Bedroom 2

- 3 x double socket (1 with USB)
- 1 x TV (cat 6 wired to Wi-Fi)
- 6 x downlighter
- 1 x room thermostat

En-suite 1

- 6 x downlighter
- Electric supply to bathroom cabinet
- Extract fan
- 1 x electric towel rail (chrome)
- 1 x room thermostat
- Lights on door contactor to cupboards

En-suite 2

- 3 x downlighter
- 1 x extract fan
- Electric supply to bathroom cabinet
- 1 x electric towel rail (chrome)

Hallway

- 2 x double socket
- 7 x downlighter
- 1 x room thermostat



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Exterior

- 4 x up/down wall lights (black)
- Electric supply for air source heat pump

- Doorbell to front door

Heating & Plumbing:

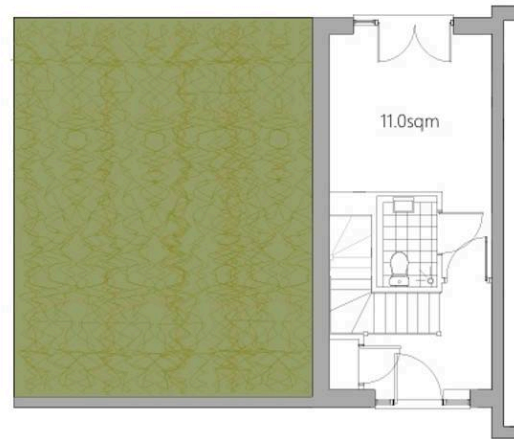
- Air source heat pump with underfloor heating and 180-litre pressurised hot water tank

Windows & Doors:

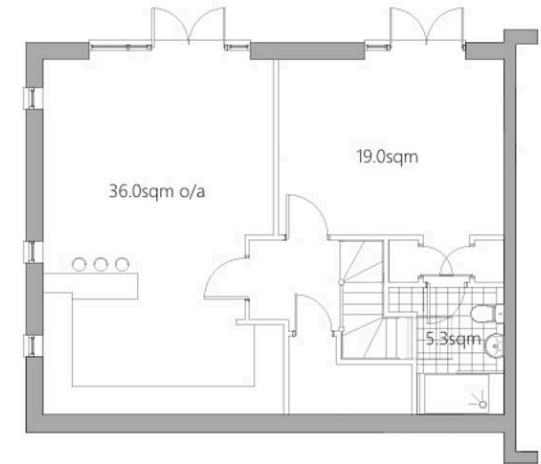
- Large roof light above kitchen area
- Roof lights at bottom of stairs and to right side of store

Exterior:

- Porcelain slabs
- External walls – cavity block construction with concrete panel attached to outside
- Roof – GRP with sedum to kitchen/lounge
- Garden balustrades – frameless glass
- Garden stairs – steel with treads and balustrades



GROUND FLOOR



LOWER GROUND FLOOR

DENMARK STREET

DISS



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Minors & Brady
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