



Pine Cottage
28 Denmark Street
Diss
Norfolk
IP22 4LE

Guide Price £199,500





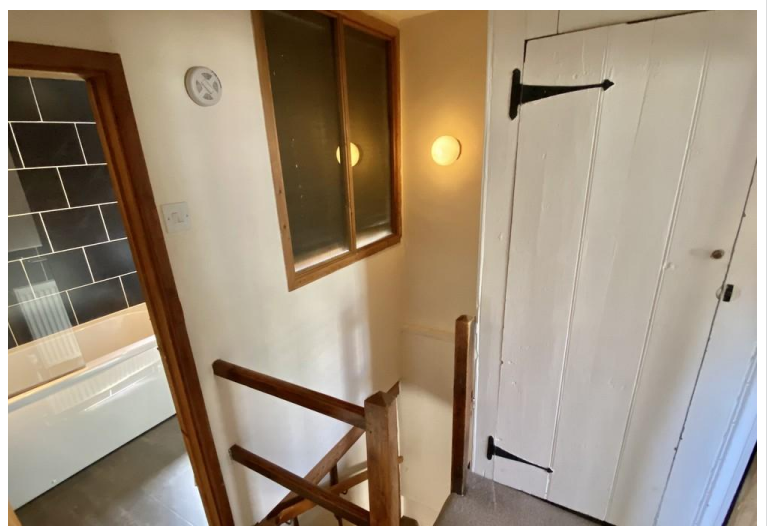
- A detached cottage
- Grade II Listed with lots of character
- Courtyard garden
- Walking distance of town centre
- Well presented



Location

The vibrant market town of Diss is steeped in history, set around the Mere - a 6 acre lake at its centre - and has many attractions including good local and national shops, social and sporting facilities such as rugby, football, tennis, squash, bowls and cricket clubs, a wide array of eateries catering for all tastes and budgets and schooling to sixth form level. The town is well placed for access to wider facilities and has a mainline rail station to London Liverpool Street with a journey time of around 90 minutes. The east coast is just 45 minutes away with the likes of Southwold and Aldeburgh, or the north Norfolk coast is a little further away. Bury St Edmunds is just 18 miles and both Norwich and Ipswich are within 25 miles.





The Property

It is unusual to find a detached house of this size and one with such character. This is a charming Grade II Listed cottage set just out of the town centre with immense character. The listing indicates it to be from the 19th Century and is an important part of the streetscape of Denmark Street. Inside much of the original character has been revealed including the wall and ceiling timbers and delightful red brick open fireplace in the living room. The kitchen is to the rear, has ample storage space and views out into the enclosed rear garden. On the first floor are two bedrooms and the bathroom is well fitted with a white suite. This house has been well looked after with the roof having been renovated within the last year.

Outside

The cottage has an enclosed garden to the rear which measures around 17' deep by 20' wide with a brick wall to the rear giving privacy and creating a micro-climate. This area is partly gravelled and part paved. In the corner is a small store. There is access from the road down the side of the house to the rear garden. Whilst there is no direct off-road parking, there is unrestricted parking directly in front.

Services

Mains water, electricity, gas and drainage are connected. Gas fired boiler providing heating to radiators.

Directions

From the Agent's office proceed to the top of St Nicholas Street and turn left into Denmark Street. Follow the road down the hill and the property will be found on the left hand side just before The Park Hotel.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 2/18730/MS

Council Tax Band - to be assessed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice

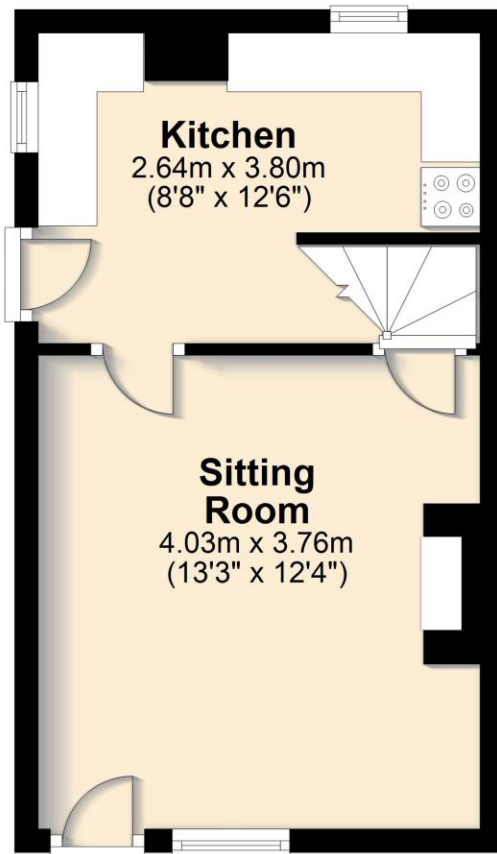
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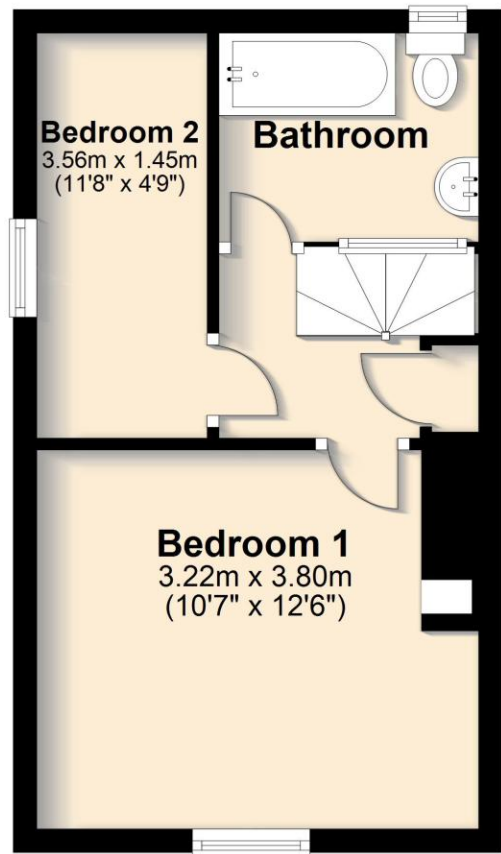
Ground Floor

Approx. 25.6 sq. metres (275.1 sq. feet)



First Floor

Approx. 25.7 sq. metres (277.2 sq. feet)



Total area: approx. 51.3 sq. metres (552.3 sq. feet)

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