



56 Viscount Close, Diss

Guide Price £400,000

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Diss, Diss

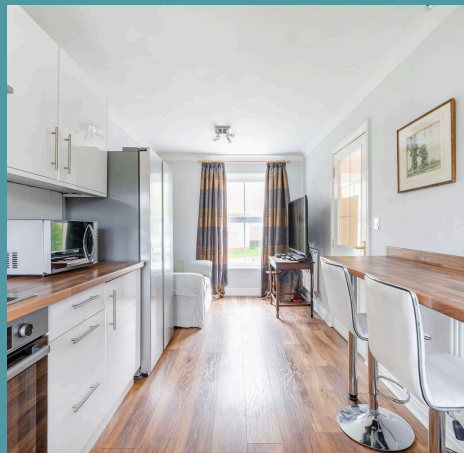
Guide Price £400,000 - £425,000. This spacious six-bedroom detached property, set in a unique and highly desirable location, offers the perfect blend of modern living with a peaceful rural atmosphere. Situated on the edge of the sought-after Ashbrook Meadow development, just 0.2 miles from Diss railway station, the home is ideally positioned for those seeking a balance between a serene setting and convenient access to both town amenities and transport links. With views over horse paddocks and surrounding fields, this home provides a delightful countryside feel, while maintaining the benefits of being part of a contemporary development.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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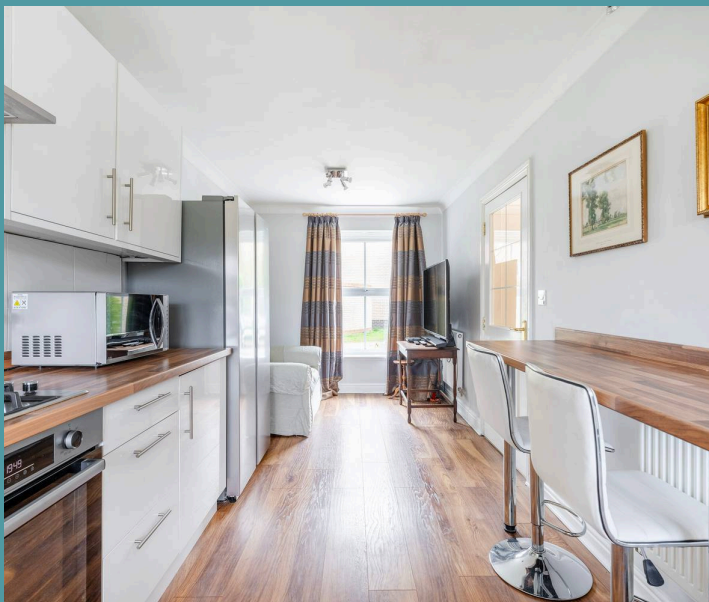
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The Location

Viscount Close, Diss, IP22 is situated in a peaceful residential area, providing easy access to a variety of local amenities and essential services. For shopping, both Morrison's and Aldi supermarkets are located within a mile, offering a range of groceries and household items. The property is also just 1.5 miles from Diss High School, making it a convenient location for families with school-age children.

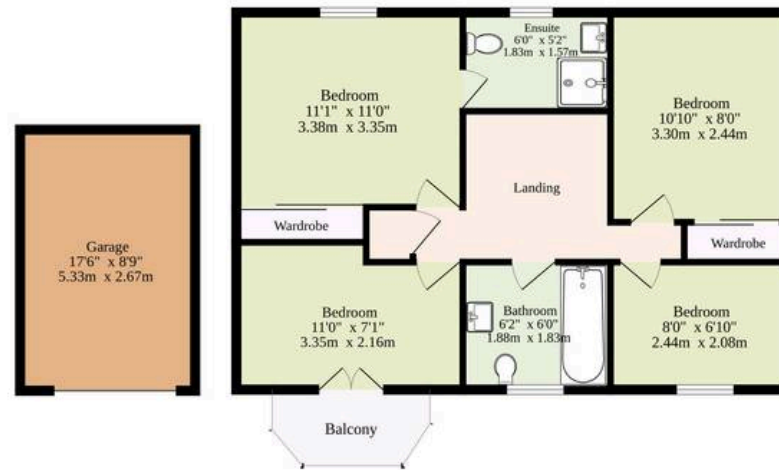
Additionally, Diss railway station, offers excellent transport connections with direct train services to Norwich, Ipswich, and London Liverpool Street, making it an ideal location for commuters. The town centre, just over a mile away, features a variety of shops and local businesses, ensuring that residents have everything they need within easy reach.



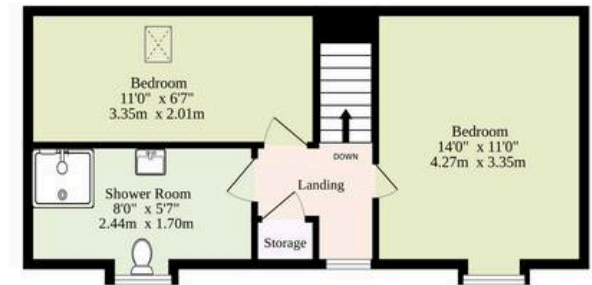
Ground Floor
718 sq.ft. (66.7 sq.m.) approx.



1st Floor
436 sq.ft. (40.5 sq.m.) approx.



2nd Floor
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.6 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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