



## 54 Scholars Walk, Diss - IP22 4EA

£375,000 Freehold

Welcome to this perfect family home, an impressive four-bedroom detached house located in a sought-after residential area, with easy access to local amenities, schools, and transport links, including Diss railway station with direct services to Norwich and London. This well-maintained property offers modern living with practicality, featuring a bright lounge with a gas fireplace, a separate dining room with sliding doors leading to the outside, and a spacious kitchen equipped with a Rangemaster. The generous master bedroom includes an updated ensuite, and the property also benefits from a family bathroom and a convenient cloakroom. The south-facing enclosed rear garden boasts a summer house. Additional features include a brickweave driveway providing off-road parking for three vehicles, and an integrated garage currently used as a utility area.



## Location

Scholars Walk in Diss offers a peaceful and well-connected setting, ideal for those looking for a blend of rural charm and convenience. Just a short walk from the town centre, residents have easy access to local shops, cafes, and amenities. The area benefits from excellent transport links, with Diss railway station providing direct services to Norwich and London. Surrounded by green spaces and scenic countryside, this location offers a relaxed yet connected lifestyle, making it perfect for families and professionals alike.

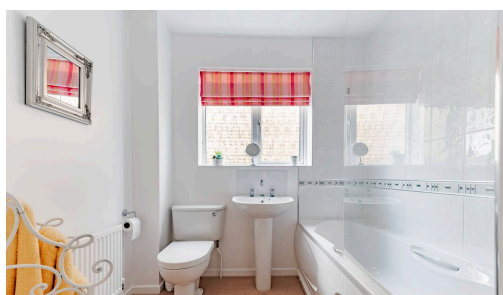
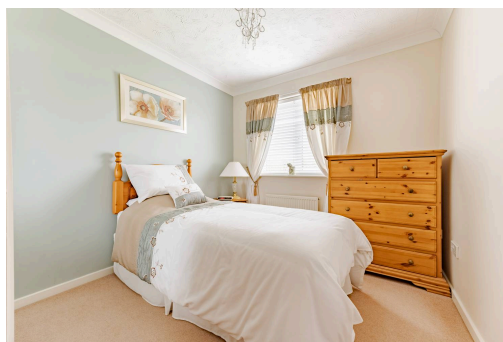


## Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- D





## Scholars Walk, Diss

Stepping into the hallway, you are greeted by a convenient modern cloakroom, complete with cupboards and a tiled backsplash, offering practicality for everyday living.

Moving further into the home, the bright lounge beckons with bay windows, drawing in natural light to fill the space. The centrepiece gas fireplace with a marble surround has a warm and elegant feel, creating an inviting atmosphere for both relaxation and entertainment.

Leading from the lounge, the separate dining room complements the living area, featuring sliding doors that lead to the outside.

A door from the dining room reveals the expansive kitchen/breakfast room, designed with a wide array of wall and base units, tiled backsplashes, and floors. The inclusion of a Rangemaster further elevates the kitchen's functionality and style, catering to the needs of the modern family. Access to the garden from the kitchen offers a seamless indoor-outdoor flow.

Heading upstairs, a storage cupboard provides practical solutions for keeping the home organised and clutter-free. The four well-sized bedrooms boast comfort, with three double bedrooms offering ample space for relaxation. The generous master bedroom impresses with an updated ensuite, featuring a shower, partially-tiled walls, and a built-in wardrobe with sliding doors for efficient storage solutions. Another double bedroom also boasts a built-in wardrobe with sliding doors, ensuring ample storage for personal belongings.

Completing the upper level is a family bathroom, replete with a panelled bath and an overhead shower attachment, offering a sanctuary for relaxation and rejuvenation.

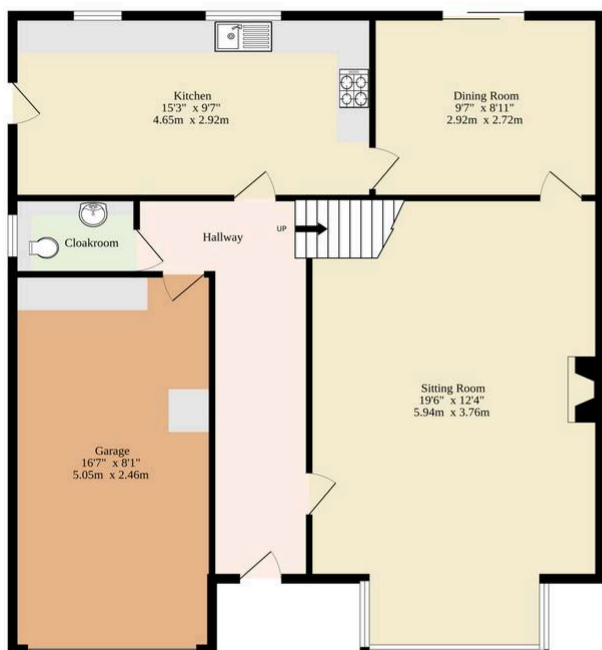
Outside, the south-facing enclosed rear garden is laid to lawn, offering a peaceful space. It features a paved seating area perfect for enjoying outdoor meals or relaxing. A summer house is an added bonus, ideal for additional storage or a quiet space to unwind.

The property benefits from double glazing throughout.

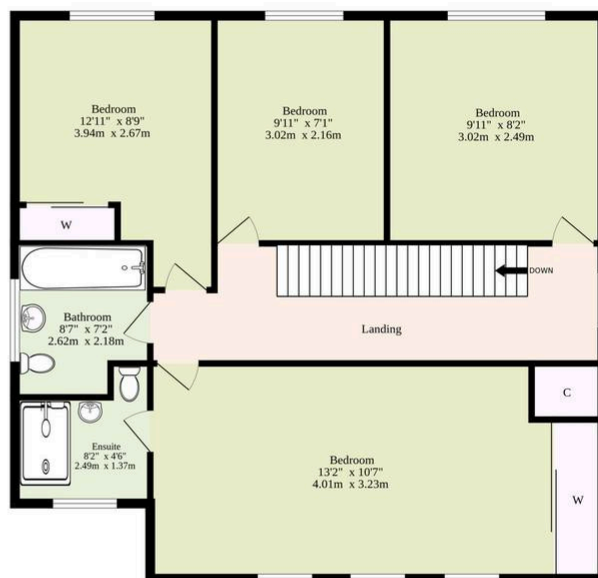
Additionally, the brickweave driveway accommodates off-road parking for three vehicles, alongside the manicured integrated garage, currently tailored as a utility area, further enhancing the property's functionality and convenience.



Ground Floor  
688 sq.ft. (63.9 sq.m.) approx.



1st Floor  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 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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