



15 Croft Lane, Diss

Offers Over £495,000

15 Croft Lane

Diss

Set in the vibrant market town of Diss, The New Meeting House is a unique single-storey home that combines historic chapel charm with modern luxury. A handcrafted London Church oak front door opens to an expansive open-plan living space, where a Howdens dove grey kitchen with granite countertops and AEG appliances flows into a lounge with a wood-burning stove, floor-to-ceiling windows and bi-folding doors leading to the private garden. Two stunning double bedrooms include a dual-aspect master and a second with a striking stained-glass window, both served by a stylish bathroom with porcelain tiles, oak cabinetry and a period-style sink. With underfloor heating, LED lighting, a detached timber-frame garage and a 10-year build guarantee, this exceptional home blends timeless character with contemporary comfort.

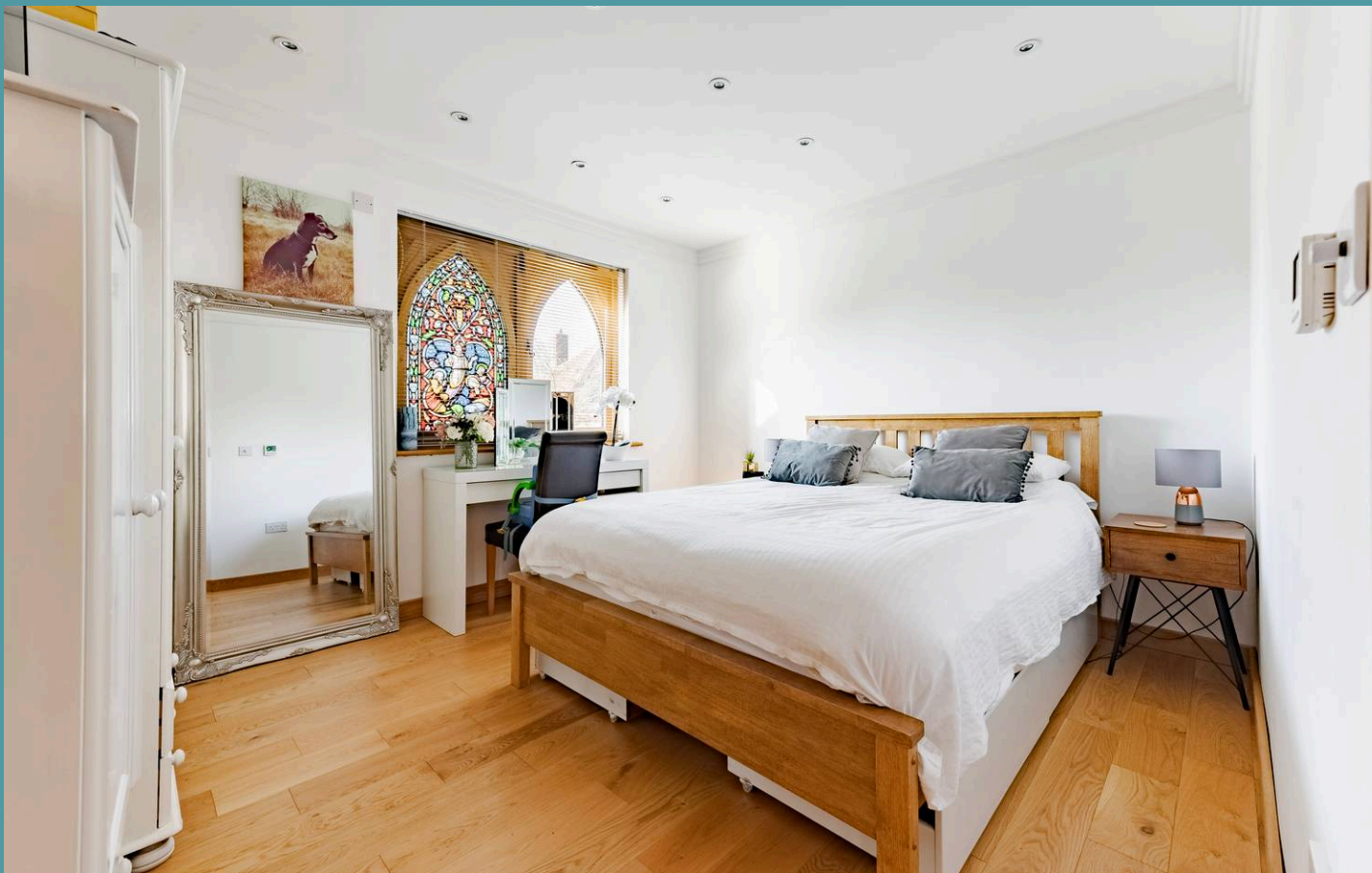
The Location

Positioned in the heart of Diss, Croft Lane offers the perfect blend of town-centre convenience and modern comfort. A thriving selection of restaurants, cafés, and shops are just moments away, providing everything from everyday essentials to fine dining experiences.

Commuters benefit from Diss' mainline railway station, offering direct services to London Liverpool Street in under 90 minutes, ensuring seamless city access. The picturesque Diss Mere and The Waterfront Inn create a charming local setting, ideal for relaxed dining with scenic views.

Healthcare facilities, schools, and green spaces are all within easy reach, including the beautiful Roydon Fen Nature Reserve for peaceful walks and wildlife spotting. With strong transport links, local amenities, and a vibrant community, this sought-after location offers the best of town living with a welcoming atmosphere.





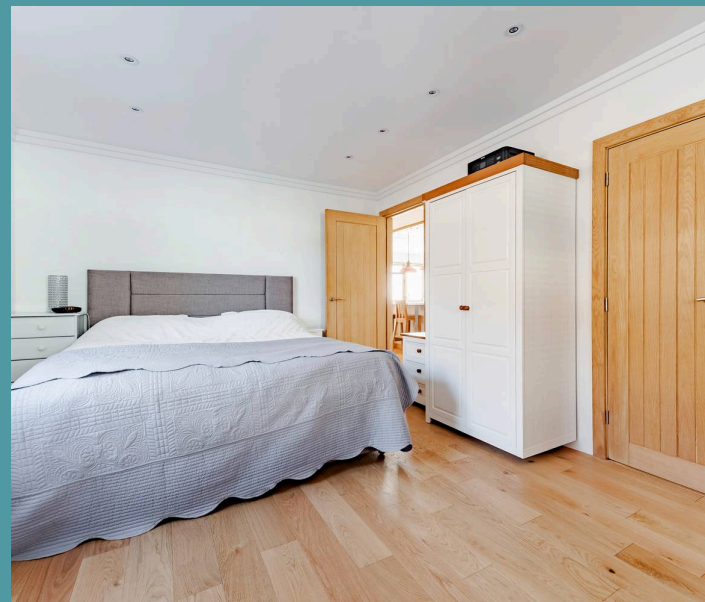
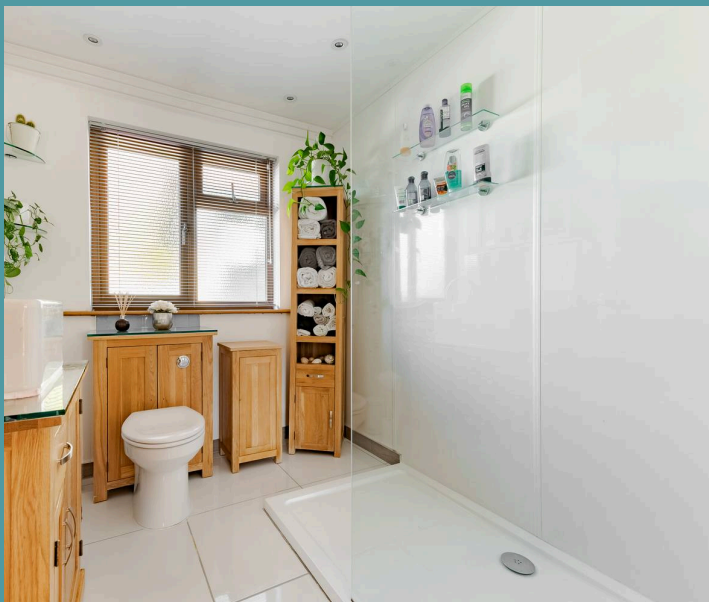
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Upon entering, you are greeted by the handcrafted London Church oak front door that opens into the entrance porch. The expansive open-plan layout includes a beautifully fitted Howdens dove grey kitchen, complete with granite countertops and a range of high-end AEG appliances.

The space seamlessly flows into the inviting living area, where the feature wood-burning stove takes center stage, complemented by floor-to-ceiling windows that flood the room with natural light. Bi-folding doors open to the private garden, creating an ideal space for indoor-outdoor living and entertaining. The home's underfloor heating ensures a comfortable environment throughout, powered by a gas boiler and integrated into the living areas for a modern yet efficient touch.



The sleeping quarters comprise a spacious, dual-aspect master bedroom, which benefits from an abundance of natural light and built-in wardrobes. The second double bedroom is equally charming, featuring a distinctive stained-glass window, adding an extra layer of character to the home. The bathroom is a luxurious haven, complete with porcelain tiles, a walk-in shower, bespoke oak cabinetry, and a period-style sink, all harmoniously designed for relaxation and style.



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Externally, the property is equally impressive. Antique wrought iron fencing and matching gates surround the well-manicured garden, offering a perfect setting for alfresco dining or enjoying sunset views. The landscaped garden features a paved patio area, ideal for outdoor gatherings, and is complemented by granite curbs lining the driveway. The detached timber-frame garage, with hardwood doors, offers both practicality and potential.

With space to convert into an office or annex (subject to planning), it is an ideal opportunity for additional living space or a workspace. The property also benefits from LED lighting, solid handcrafted oak windows, reclaimed wood beams, and brass external lighting fixtures, creating a warm and welcoming atmosphere.

This meticulously crafted, high-spec property boasts not only exceptional design and craftsmanship but also a 10-year build guarantee, offering peace of mind for years to come. Located within easy reach of Diss' town center, this home presents a rare opportunity to own a piece of local history, built to modern standards with all the unique features one could desire.

Agents Note

Sold Freehold

Timber Build

Connected to all mains service (Gas underfloor heating).



Ground Floor
1334 sq.ft. (123.9 sq.m.) approx.



TOTAL FLOOR AREA : 1334 sq.ft. (123.9 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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