



3 Cherry Tree Court, Diss

In Excess of £270,000

3 Cherry Tree Court

Diss

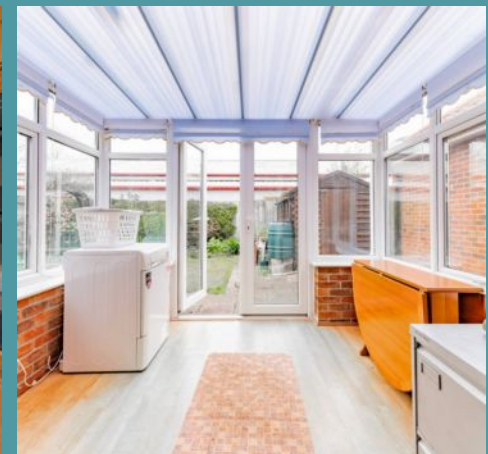
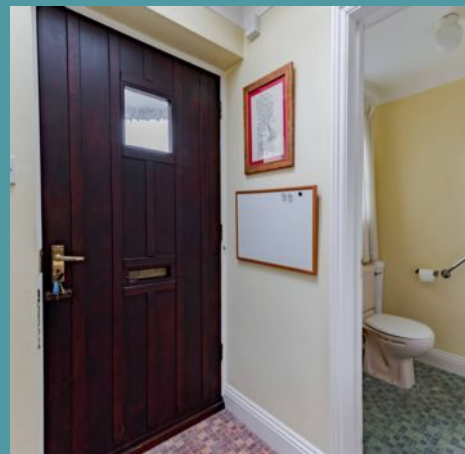
Occupying a prime position within the historic Old Maltings conversion by renowned developer Danny Ward, this accessible bungalow combines character and convenience just moments from Diss town centre. Originally developed in the late 1990s, the property offers thoughtful modern adaptations including a remote-controlled entry door, widened internal doorways and a purpose-built wet room for wheelchair use. The layout is bright and well-proportioned, featuring two bedrooms, a sunroom and generous living spaces all on one level. Outside, multiple garden areas provide a mix of sun-soaked seating and privacy, with the added benefit of allocated parking and visitor bays. Set in a peaceful development with direct footpath links to nature reserves and town amenities, this freehold home is ideal for those seeking easy living with no onward chain.

The Location

Cherry Tree Court, 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.

Less than 5 mins walk away, along a footpath that runs alongside the property, you can get access, off Sawmills road, to the Frenze Beck Nature Reserve with lovely circular walks and a short footpath link to the long distance trails, Angles Way and Bouddica Way, offering incredible adventures

Additionally, Diss railway station, offers excellent transport connections with direct train services to Norwich, Ipswich, and London Liverpool Street.





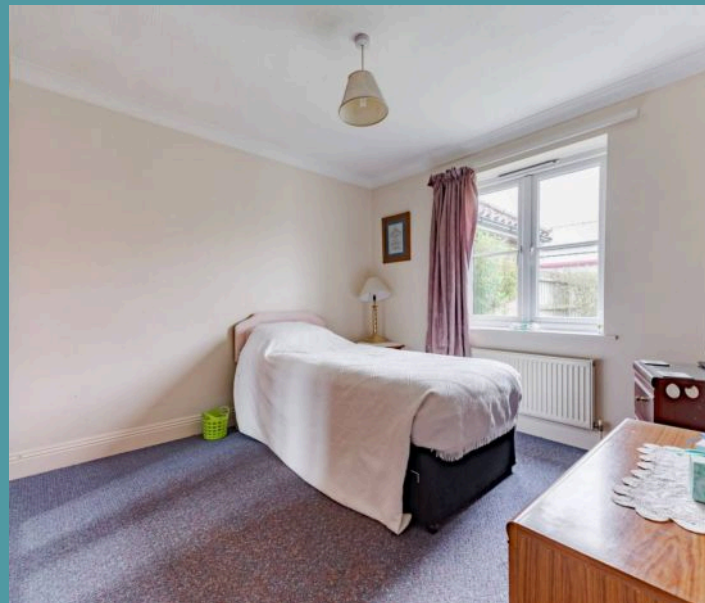
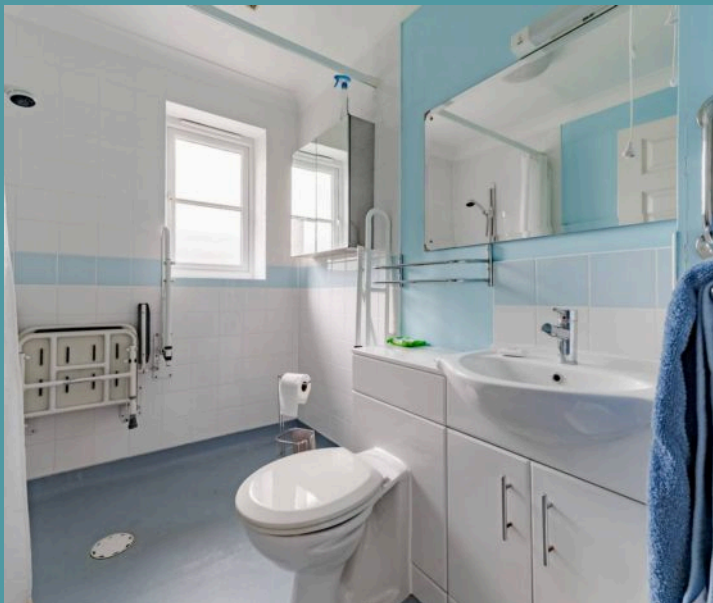
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The home forms part of an impressive conversion of The Old Maltings, a late 1990s project carried out by esteemed local developer Danny Ward. Built using traditional methods with double glazing and gas central heating in place, the property has been enhanced to cater for wheelchair accessibility. Modifications include a remote-controlled entrance door, wider internal doorways, and a practical wet room, making the home functional as well as stylish. The layout extends across approximately 850 sq ft and offers generous, well-arranged rooms throughout.

The internal accommodation includes a bright and spacious living room, two well-sized bedrooms, a dedicated sunroom, and a separate WC alongside the main wet room. The kitchen is comfortably proportioned and enjoys a pleasant outlook, while the welcoming entrance porch and hallway ensure a flowing layout with a homely feel. Every area of the home has been carefully maintained, offering immediate move-in readiness with no onward chain complications—ideal for those looking to relocate without delay.





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Externally, the property benefits from several garden spaces, including a charming west-facing lawn and patio area, perfect for enjoying the afternoon sun. A handy storage shed is tucked away, while a sheltered path leads to the enclosed front garden, complete with brick wall and pedestrian access gate.

A more intimate garden area can be accessed via the lounge, adding a touch of character with its almost Mediterranean ambiance. The property comes with a designated parking space to the front and additional visitor parking is available within the development.

Agents Note

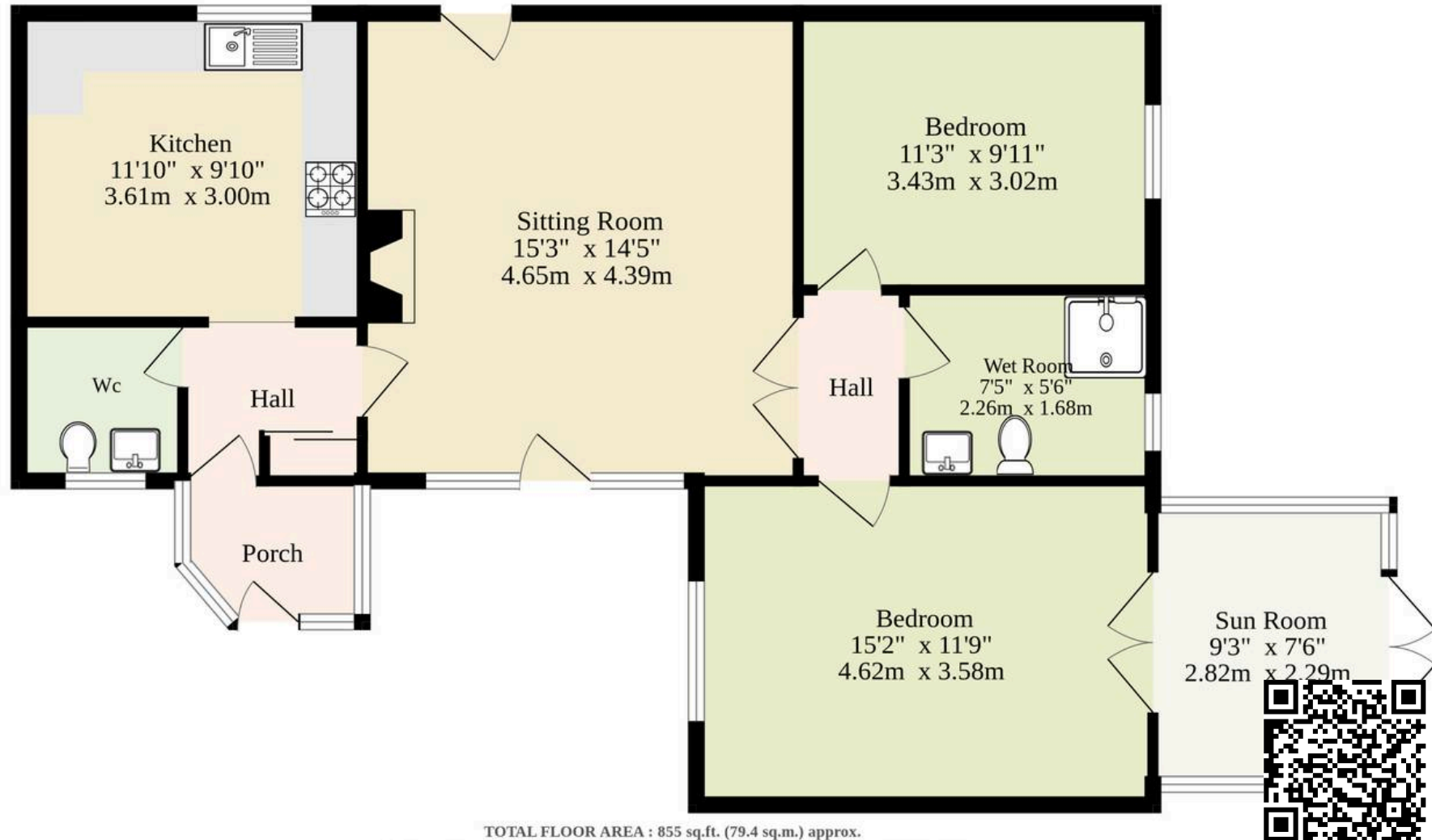
Sold Freehold

Connected to all mains services

Maintenance: £510 annually



Ground Floor
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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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