



26 Pearce Road, Diss

In Excess of £270,000

26 Pearce Road

Diss

Tucked away at the end of a quiet cul-de-sac in the thriving market town of Diss, this beautifully maintained detached bungalow offers an exceptional opportunity for those seeking single-level living in a desirable and well-connected location. Whether you're a small family, looking to downsize, or simply prefer the convenience of a step-free layout, this charming home is thoughtfully designed to suit a range of lifestyles. A welcoming entrance hall opens into a bright and spacious sitting/dining room, ideal for both everyday living and entertaining. The modern kitchen is well-equipped with ample storage and integrated appliances, while two generously sized double bedrooms and a stylish shower room provide comfortable accommodation. Outside, the low-maintenance, fully enclosed garden offers privacy and space to relax, complemented by a private driveway and a garage for additional parking or storage. This is a rare opportunity to enjoy peaceful living with all the amenities of Diss close by.





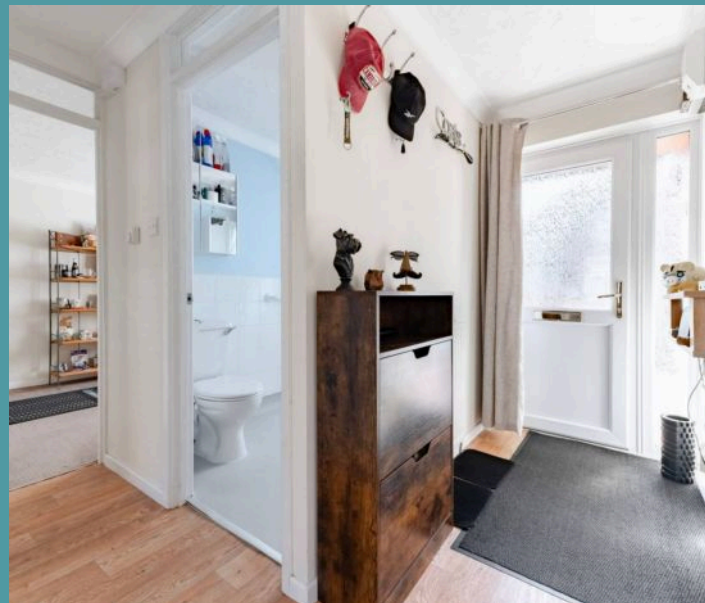
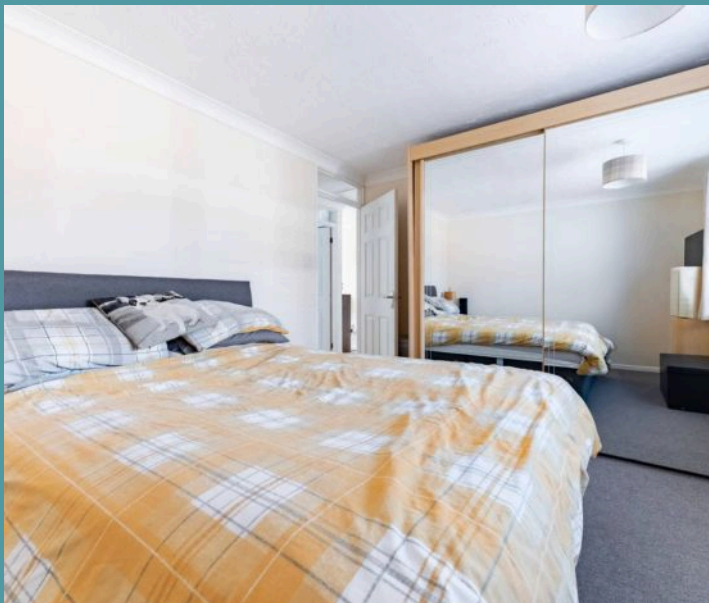
26 Pearce Road

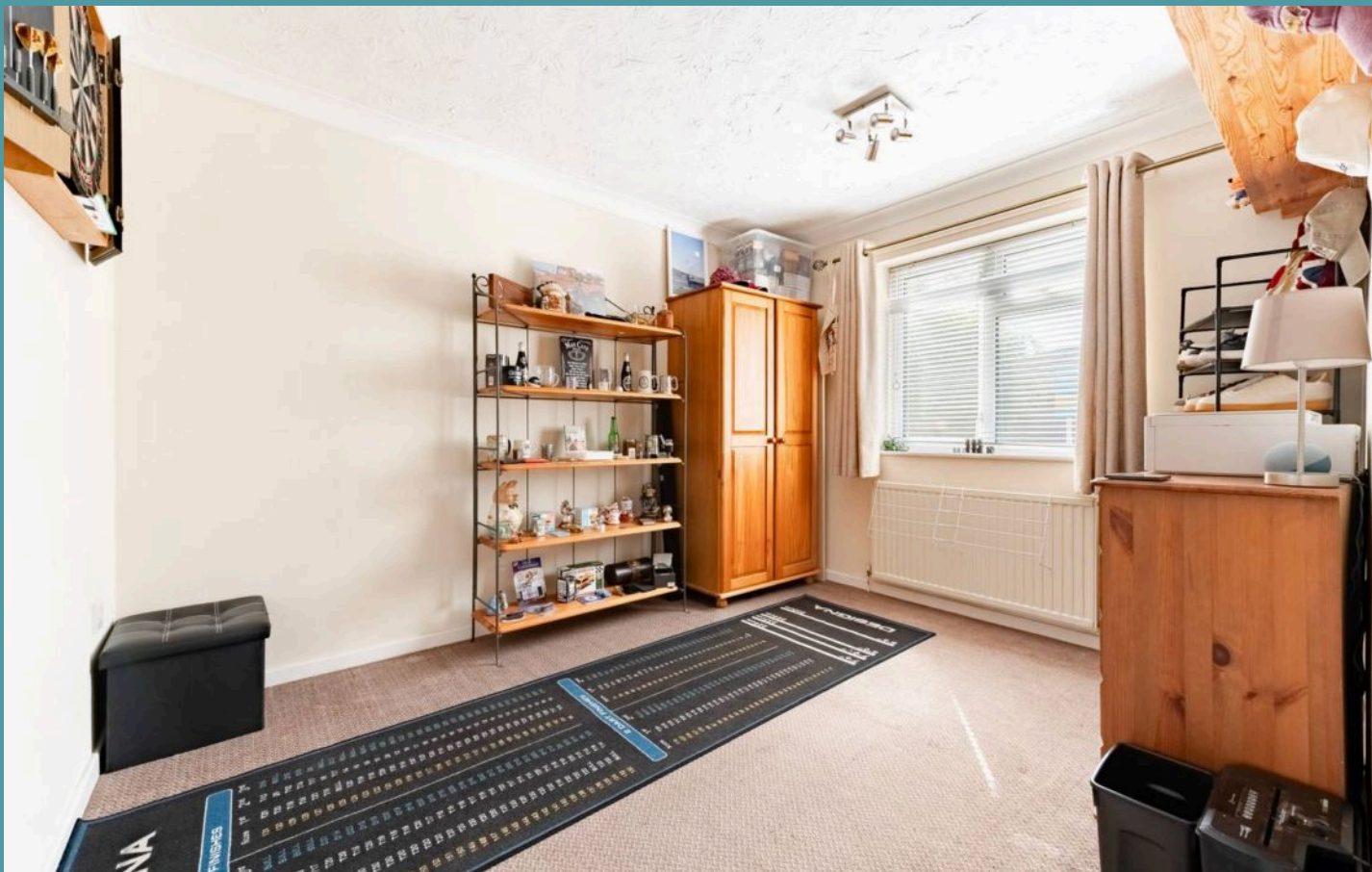
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Diss is a vibrant market town in South Norfolk, situated close to the Suffolk border in the scenic Waveney Valley. Known for its historic character and charming architecture, the town centres around the picturesque Diss Mere, a natural lake that provides a tranquil focal point. Diss offers a wide range of amenities, including a variety of independent shops, supermarkets, cafes, restaurants, and a traditional weekly market that brings together local traders and residents. The town is well-served by essential services such as medical centres, dental practices, a library, and leisure facilities including a sports centre and community spaces.

Education in Diss is supported by several well-regarded schools, including Diss Church of England Junior Academy and Diss High School, which offers secondary education and a sixth form. For younger children, there are multiple nurseries and primary schools in and around the town.

Transport links in Diss are particularly strong for a rural area. The town boasts a mainline railway station on the Norwich to London Liverpool Street line, making it a convenient location for commuters and travellers. Regular bus services connect Diss to surrounding villages and towns, while the A140 and A143 roads provide good road access to Norwich, Bury St Edmunds, and beyond. This combination of historical charm, modern amenities, and excellent connectivity makes Diss an attractive place to live, work, and visit.





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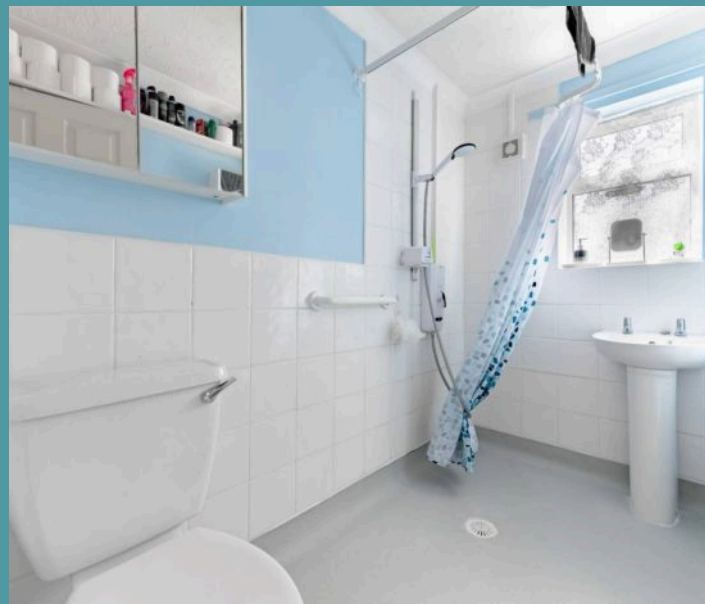
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Upon entering, you're welcomed by a bright and inviting entrance hall, setting the tone for the rest of the property. The heart of the home is a generously proportioned sitting room and dining area, bathed in natural light from large windows that frame views of the surroundings. This flexible space is ideal for both relaxed living and entertaining guests.

The modern kitchen is well-equipped with a range of contemporary wall and base units, integrated appliances, and ample worktop and storage space—perfect for home cooks and everyday living.

There are two spacious double bedrooms, both tastefully presented and offers the utmost comfort and privacy. A stylish, tiled wet room adds further comfort and practicality to this well-appointed home.

Outside, the low-maintenance rear garden is fully enclosed, offering a private and secure setting for outdoor relaxation, dining, or light gardening. The rear of the property features a private driveway providing off-road parking, as well as a garage, ideal for additional storage or workshop use.





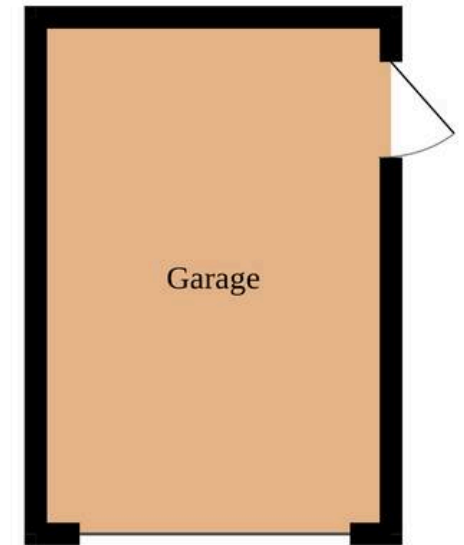
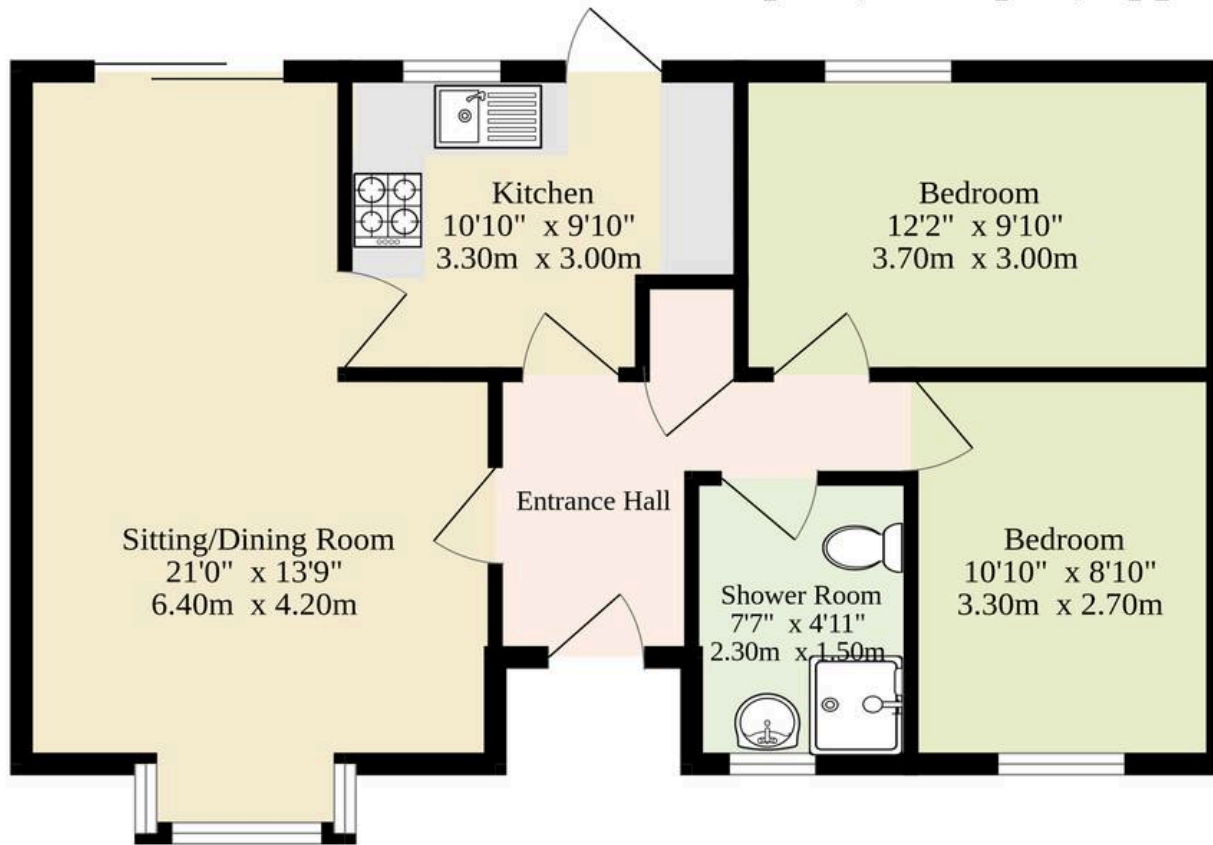
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Diss

- Detached bungalow down a quiet cul-de-sac in the vibrant market town of Diss
- Suitable for a small family, someone looking to downsize or if you require a single-level layout
- Bright and airy interior that is well-presented
- Spacious sitting room/dining room filled with natural light, inviting relaxation and entertaining
- Modern kitchen equipped with wall and base units, appliances and storage
- Two double bedrooms and a shower room
- Low maintenance garden that is fully enclosed for privacy
- Driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
685 sq.ft. (63.6 sq.m.) approx.



Sqft Does Not Include The Garage

TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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