



3 Spencer Crescent, Diss

Guide Price £200,000 - £210,000

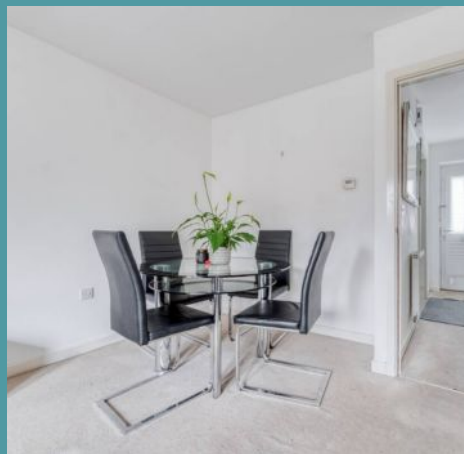
3 Spencer Crescent

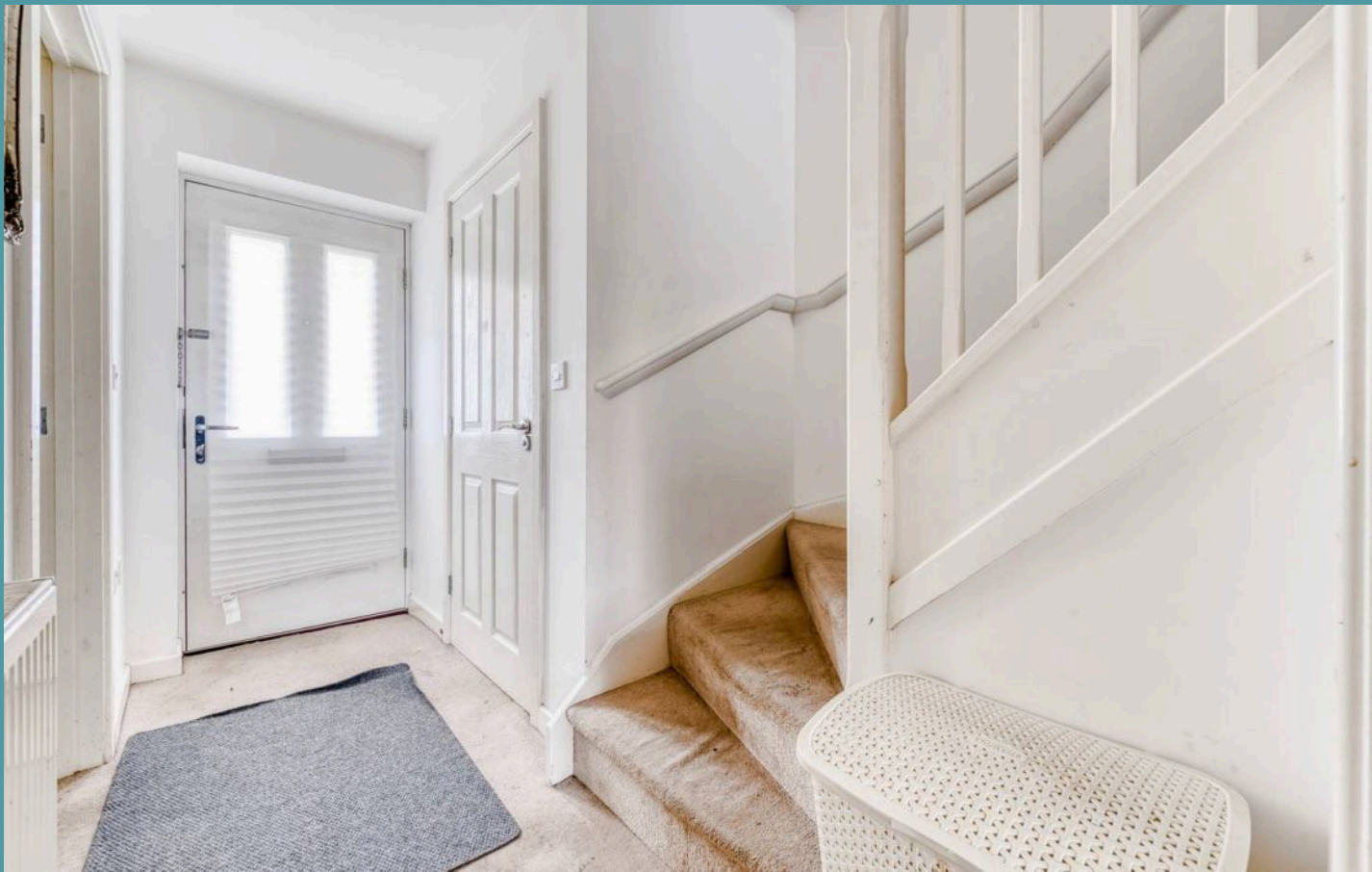
Diss

Step into comfort and convenience with this charming end-of-terrace home, perfectly positioned in the popular market town of Diss. Ideal for first-time buyers or investors, this well-maintained property offers a bright and airy entrance hall with a downstairs WC, a modern kitchen with integrated appliances, and a spacious sitting room filled with natural light. Upstairs, two generous double bedrooms—one with built-in storage—are complemented by a well-appointed three-piece bathroom. Outside, enjoy a private, low-maintenance garden and the benefit of ample off-road parking via a private driveway. A fantastic opportunity not to be missed.

Location

Spencer Crescent is a quiet, well-established residential street located on the western edge of Diss, a charming market town in South Norfolk. The area is primarily made up of modern family homes and is well-regarded for its peaceful setting, while still being conveniently close to the town centre.





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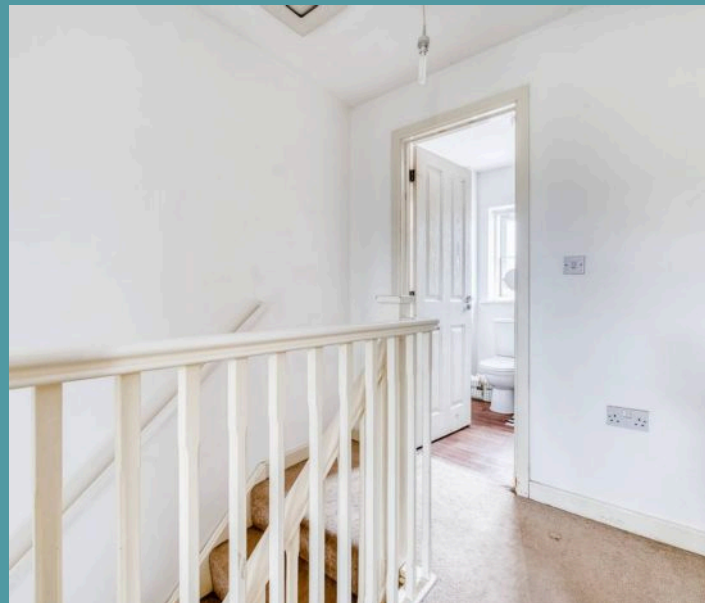
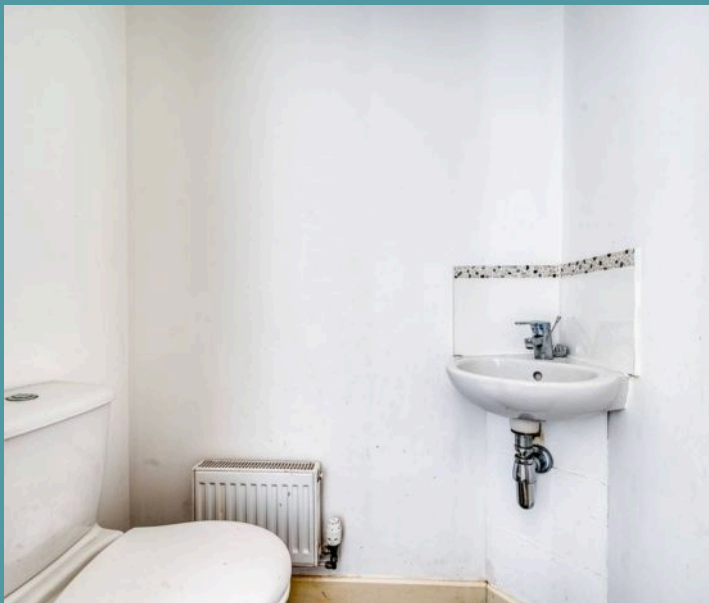
Diss

Within walking distance from Spencer Crescent, residents have access to a wide range of local amenities. The town centre, just a 10-15 minute stroll away, offers a good mix of independent shops, national retailers, and weekly markets. You'll find supermarkets like Tesco, Aldi, and Morrisons, along with useful high street names including Boots, WHSmith, and several banks. The town's Heritage Triangle area offers cafés, boutiques, and artisan stores that reflect Diss's vibrant community atmosphere.

For families, the area is served by several well-regarded schools. Diss Infant and Junior Academies are both within walking distance, making the school run easy and safe. Diss High School, known for its strong academic performance and extracurricular opportunities, is also nearby and accessible on foot or by bike.

Healthcare facilities are readily available in the area. Spencer Crescent is a short distance from The Lawns Medical Practice and Parish Fields Practice, both offering comprehensive GP services. Dental care is covered by multiple nearby practices, and pharmacies are well-represented, including branches of Well and Boots.

Transport links are a particular highlight. Diss railway station is around half a mile away and provides direct rail connections to Norwich, Ipswich, and London Liverpool Street, making it a practical choice for commuters. Local bus services link Spencer Crescent to nearby villages and towns, while the A140 and A143 provide convenient road access across Norfolk and Suffolk. For air travel, Norwich International Airport is





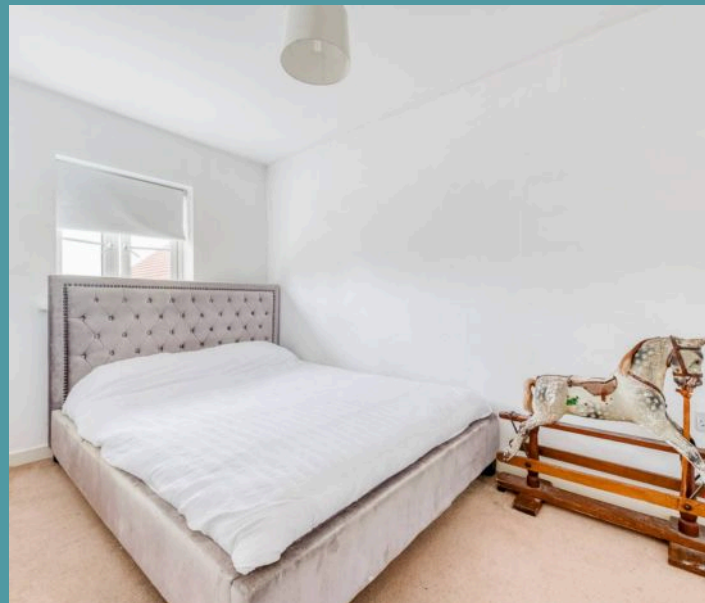
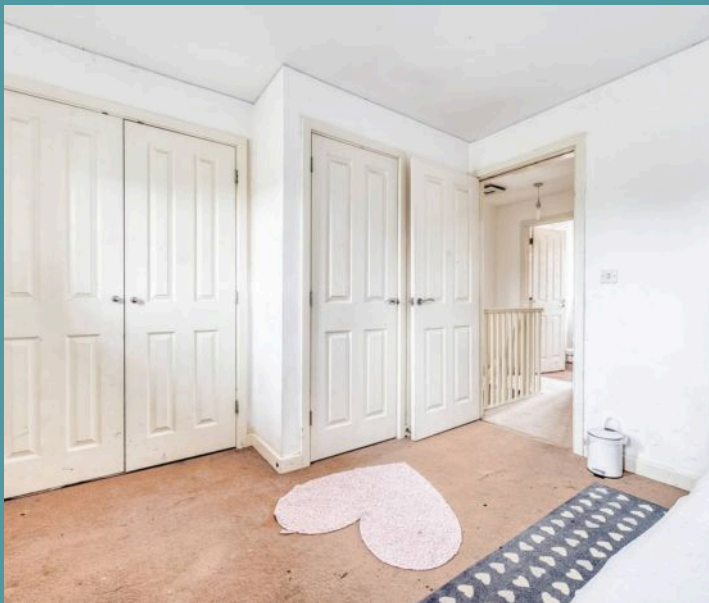
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Welcome inside, where you are greeted by a bright and airy entrance hall, complemented by a WC. The modern kitchen is thoughtfully arranged, featuring stylish cabinetry, an integrated oven, and designated space for both a washing machine and a fridge/freezer—perfect for practical everyday living. At the heart of the home, the light-filled sitting room provides a comfortable space to relax or entertain, with generous natural light creating a warm and inviting atmosphere.

Upstairs, the property hosts two spacious double bedrooms. One of the bedrooms benefits from built-in storage cupboards, adding a touch of functionality without compromising on space. The family bathroom is fitted with a classic three-piece suite, offering both comfort and convenience.

Outside, the home continues to impress with a private, low-maintenance garden—ideal for enjoying the outdoors with minimal upkeep, whether it's morning coffee or evening entertaining. To the front, a driveway provides ample off-road parking, a valuable feature in this desirable location.

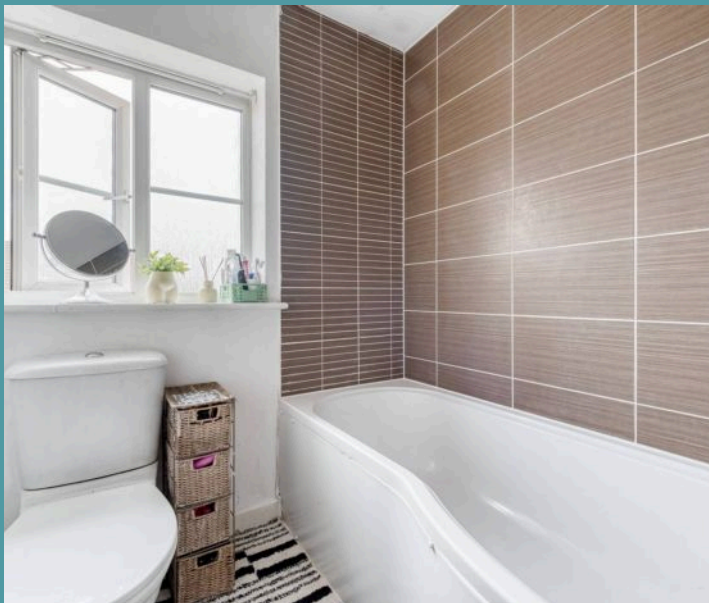




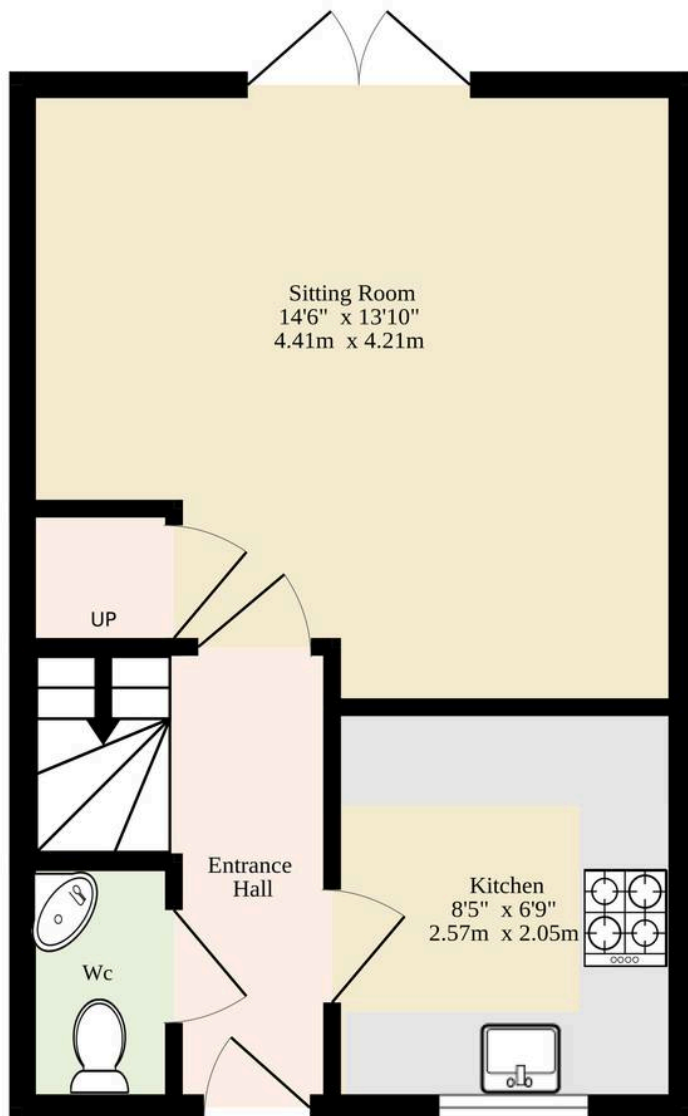
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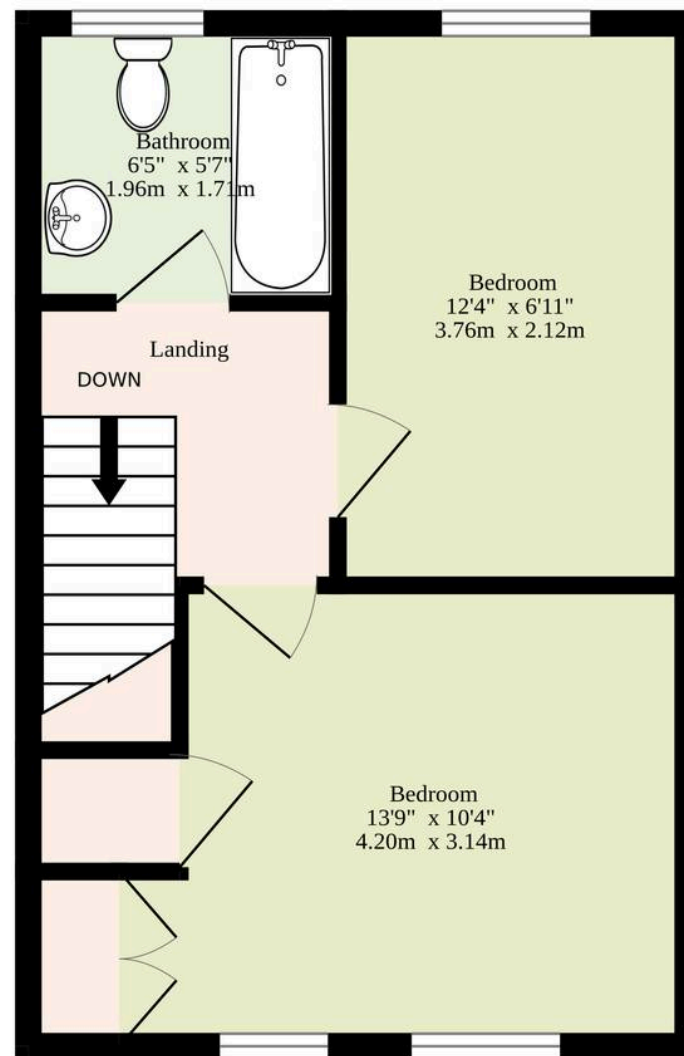
- End of terrace residence in the market town of Diss
- Perfect first home or investment purchase
- Kitchen fitted with cabinetry, an integrated oven, space for a washing machine and a fridge/freezer
- Light-filled sitting room inviting relaxation and entertaining
- Two double bedrooms and a bathroom comprising of a three-piece suite
- A private and low-maintenance garden, suitable for outdoor seating arrangements
- A driveway providing ample off-road parking
- Close to the town centre for a wide range of amenities and the train station



Ground Floor
301 sq.ft. (28.0 sq.m.) approx.



1st Floor
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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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