



63 Willbye Avenue, Diss

Offers in Region of £285,000

63 Willbye Avenue

Diss

Welcome into spacious family living in the vibrant market town of Diss with this inviting end-of-terrace home, perfectly placed on a generous plot full of opportunity. Featuring a bright entrance hall, an open-plan sitting and dining area centred around a charming fireplace, and a modern kitchen designed for everyday ease, this home adapts effortlessly to your lifestyle. A flexible study offers the ideal space for work or play, while upstairs, three bedrooms, including a main with a bay window, and a sleek, contemporary bathroom provide comfort and style. Outside, enjoy a large, private garden with multiple seating areas, a covered fish pond, and ample storage, complemented by a substantial driveway offering plentiful parking. This property promises a blend of family-friendly living and exciting potential in one sought-after location.

Location

Willbye Avenue is a residential street located just a short walk from the centre of Diss, a thriving market town in South Norfolk. The area benefits from a wide range of local amenities, with several independent shops, cafés, and supermarkets — including Morrisons and Tesco — conveniently nearby. Families are well served by local schools such as Diss Church of England Junior Academy and Diss High School, both within easy reach. Healthcare needs are catered for by the Diss Health Centre and local dental clinics, offering comprehensive medical services to residents.





63 Willbye Avenue

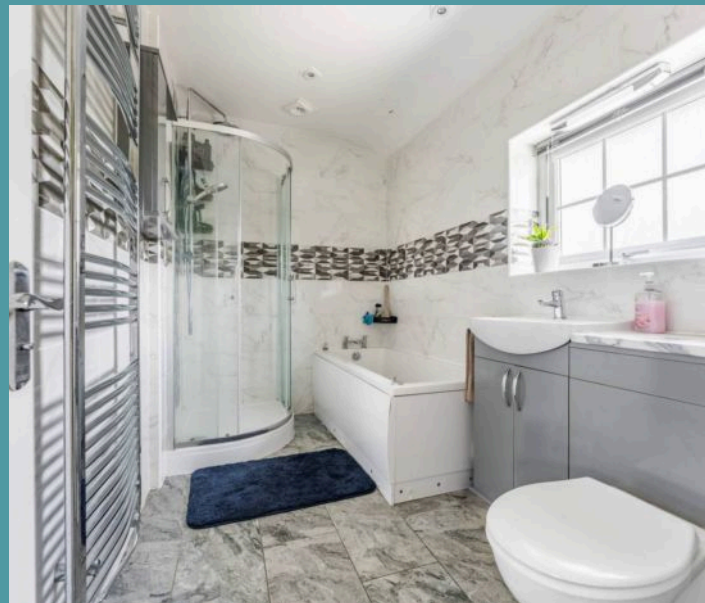
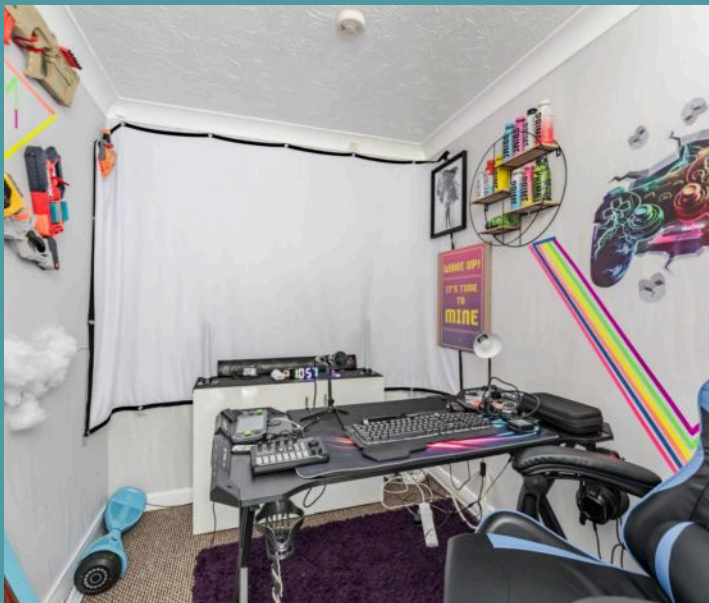
Diss

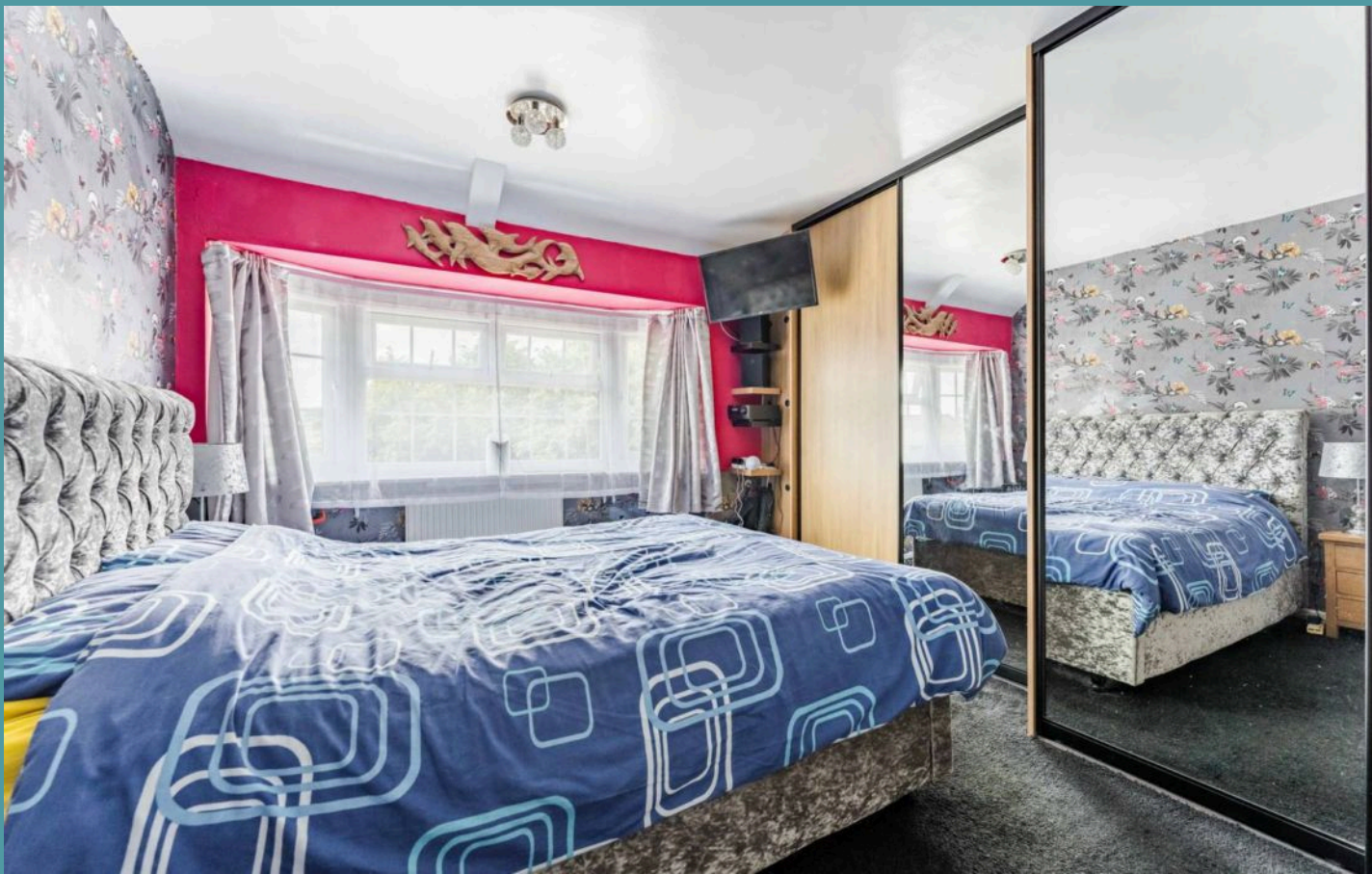
For transport, Diss railway station is approximately a 15-minute walk away, providing direct rail links to Norwich, Ipswich, and London Liverpool Street, ideal for commuters. Bus services also operate throughout the town and into surrounding villages. The local community enjoys access to green spaces such as Diss Mere and the town's parklands, while the A140 and A143 provide excellent road connections across Norfolk and Suffolk.

Willbye Avenue

Step inside through the welcoming entrance hall, which immediately impresses with its bright and airy atmosphere, setting the tone for the spacious and flexible accommodation throughout. The open-plan sitting and dining room is a true centrepiece of the home, featuring a charming feature fireplace that creates a cosy ambiance — perfect for relaxing evenings with family or entertaining friends in style.

The kitchen caters to modern living, thoughtfully fitted with sleek wall and base cabinetry, an integrated oven, and designated spaces for a fridge/freezer and additional appliances, to be able to cook your favourite meals. Adaptability is at the heart of this home, with a versatile study on the ground floor that can effortlessly transform to suit your needs — whether as a dedicated workspace for remote working, a creative playroom for children, or additional guest accommodation. Completing the ground floor is a convenient cloakroom, enhancing the





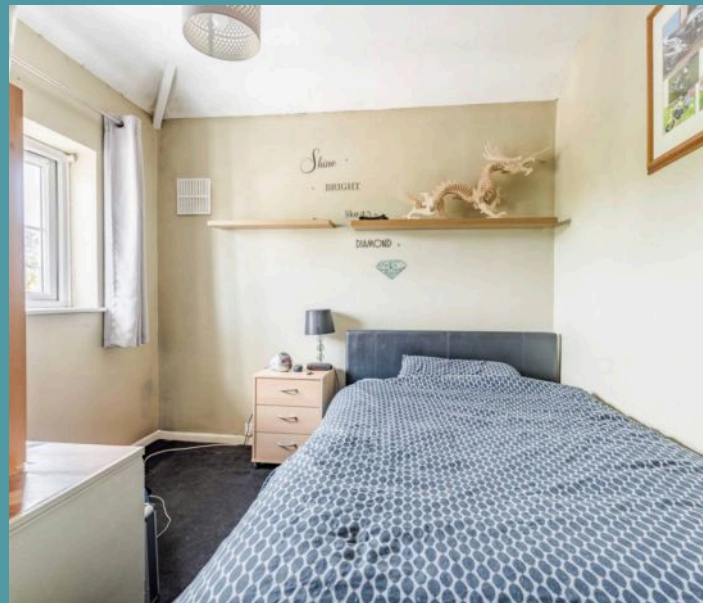
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Upstairs, three well-proportioned bedrooms offer comfort and privacy for every family member. The main bedroom is a standout, featuring a charming bay window that floods the room with natural light, and built-in wardrobes providing ample storage. The recently re-fitted family bathroom flaunts a contemporary four-piece suite. With a tiled jacuzzi bath and a rainfall shower, paired with modern fixtures that make this space both stylish and practical.

Outside, the extensive and private garden truly elevates the lifestyle on offer. Multiple patio areas create perfect spots for alfresco dining, morning coffees, or evening relaxation. A beautifully maintained lawn and thoughtfully planted beds add bursts of greenery and colour, enhancing the serene outdoor environment. Notably, a large covered fish pond adds a unique touch of tranquillity and charm. For practicality, several timber sheds offer ample storage solutions for garden tools, bikes, or hobby equipment. The large shingle driveway provides generous off-road parking for multiple vehicles — a real asset for families with several drivers or frequent visitors.

This home is ideally suited for families seeking space to grow, professionals desiring a home office, or anyone looking for a flexible living environment in a vibrant town setting. With so much potential on a sizable plot, this property is ready to be shaped into your perfect family home.



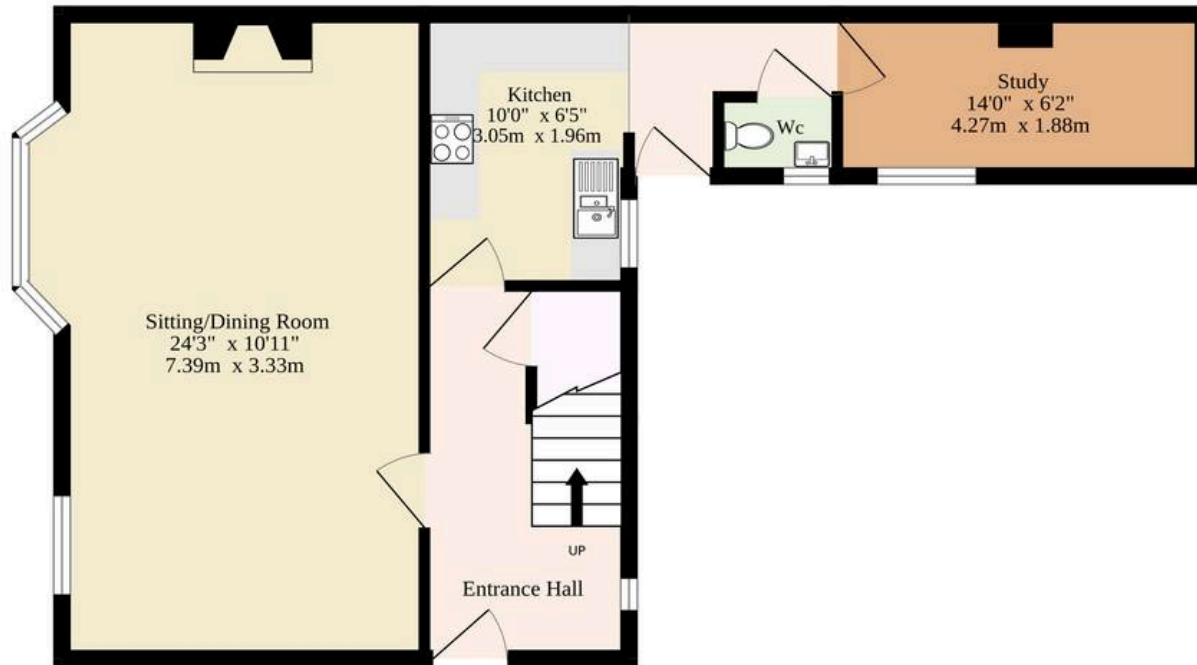


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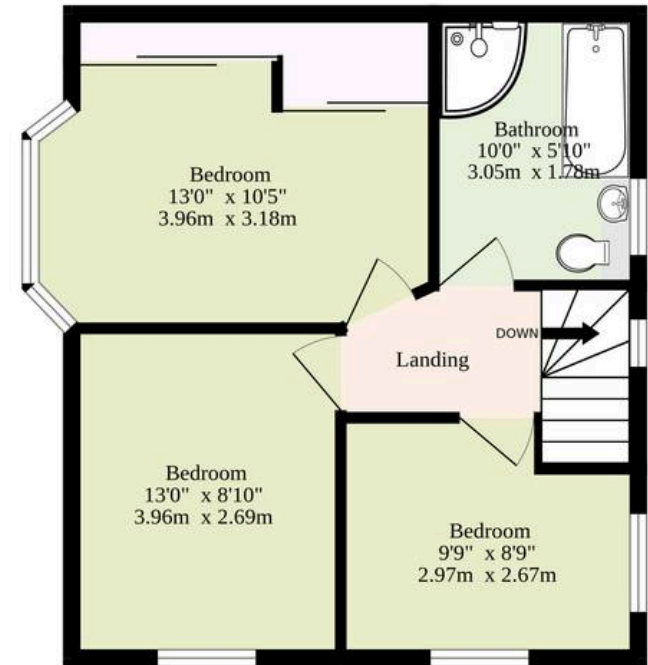
Diss

- End of terrace residence proudly positioned in the market town of Diss
- Generous size plot that is full of potential (stpp)
- Perfect family home showcasing spacious and flexible accommodation that can adapt to your own lifestyle preferences
- Open-plan sitting/dining room accentuated by a feature fireplace, inviting relaxation and entertaining
- Kitchen fitted with modern wall and base cabinetry, an integrated oven, space for a fridge/freezer and under-counter areas for appliances
- A versatile study suitable for someone looking to work from home, or alternatively a playroom or accommodation
- Three bedrooms and a re-fitted family bathroom, comprising of a contemporary four-piece suite
- Extensive and private garden, with various patio areas for seating arrangements, a laid to lawn, planted beds, a large covered fish pond and various timber sheds for storage
- A large shingle driveway providing ample off-road parking for multiple vehicles
- Close to local shops, schools, healthcare facilities and transport links

Ground Floor
410 sq.ft. (38.1 sq.m.) approx.



1st Floor
381 sq.ft. (35.4 sq.m.) approx.



Sqft Excludes Hall And Landing

TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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