



7 Cuthberts Maltings, Diss

Diss

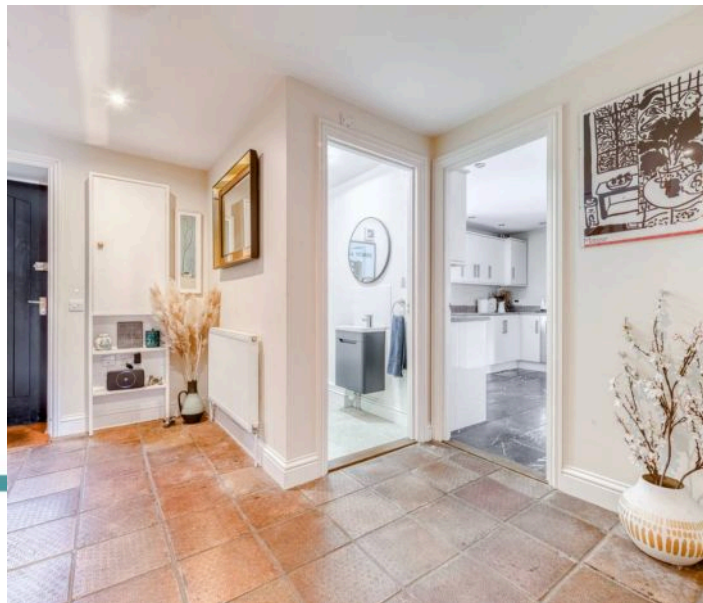


Offers in Region of £450,000
Minors & Brady

7 Cuthberts Maltings

Diss

An impressive and beautifully presented end-of-terrace townhouse, offering a refined lifestyle in the heart of the well-connected market town of Diss. Originally a former maltings, this distinctive home was expertly converted in 2008 by the highly regarded local builder Danny Ward, creating a unique blend of character and contemporary living. Showcasing over 2,300 sq ft of versatile accommodation across three floors, the property features a stylish kitchen, a spacious 27ft open-plan sitting/dining room, four generous double bedrooms including a private en-suite, and a south-facing low-maintenance garden ideal for relaxing or entertaining. With private parking to the front and rear, a single garage with loft storage, and excellent access to town amenities, this exceptional home is perfectly suited for modern family life or those seeking space, style, and convenience.



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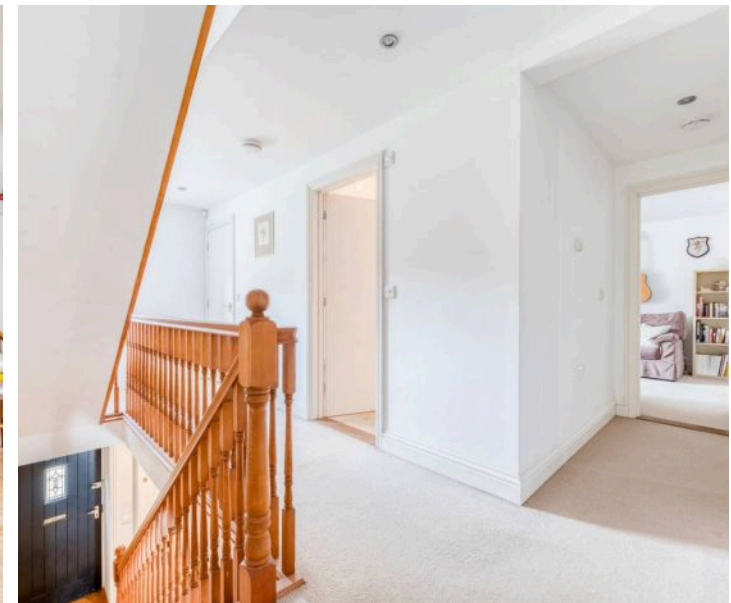


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7 Cuthberts Maltings

Diss

- Impressive end of terrace residence positioned in the market town of Diss
- Converted former maltings completed by a reputable local builder Danny Ward in 2008
- 2383 sqft of spacious and flexible accommodation across three floors (stms), ready for you to adapt to your own preferences and style
- Kitchen equipped with wall and base cabinetry, an integrated oven, a dishwasher and space for a fridge/freezer
- 27ft open-plan sitting/dining room providing ample amount of space for furniture, inviting relaxation and entertaining (stms)
- Four double bedrooms across two floors, a private en-suite and a family bathroom
- A private, south-facing garden featuring several patio areas and a low-maintenance artificial lawn
- Allocated off-road parking and a garage for storage options
- Moments away from the local train station



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Diss

Location

Cuthberts Maltings is a small, well-regarded residential development situated close to the heart of the historic market town of Diss, in South Norfolk. Located within walking distance of the town centre, it enjoys a peaceful setting while offering easy access to a wide range of everyday amenities. Diss boasts a traditional high street lined with independent retailers, cafés, and national chains, as well as a weekly market in the bustling Market Place. For families, the area is well served by several schools including Diss Church of England Junior Academy and Diss High School, both of which are within easy reach and rated well by Ofsted. Healthcare is also conveniently located, with two GP practices (The Lawns Medical Practice and Parish Fields Surgery) and multiple dental clinics available in the town. For commuters, Cuthberts Maltings is exceptionally well connected—Diss railway station is a short walk away and provides regular direct services to Norwich and London Liverpool Street. The town also benefits from good road links via the A1066 and A140, connecting to nearby centres like Bury St Edmunds, Ipswich and Norwich.



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Spanning an expansive 2383 sq ft (stms) across three thoughtfully designed floors, the home provides spacious and flexible accommodation, perfect for modern family life or those seeking room to grow, entertain, and personalise.

Upon entering, you're welcomed by a bright and airy entrance hall, complete with a convenient ground floor WC, setting the tone for the home's warmth and practicality. The kitchen is well-equipped and stylish, showcasing a combination of wall and base cabinetry, sleek quartz worktops, and high-quality integrated appliances including an oven, separate microwave, and dishwasher. There's ample room for a fridge/freezer, and the layout allows for both functional cooking and sociable meal preparation.

The true heart of the home is the expansive 27ft open-plan sitting/dining room, where large windows bathe the space in natural light and wood flooring adds a touch of timeless elegance. This generous area easily accommodates a range of furniture and is perfectly suited to both everyday living and entertaining guests.

Upstairs, you'll find four well-proportioned double bedrooms arranged across two floors. The first floor offers three bedrooms, two with built-in storage, ideal for family members or guests, along with a modern family bathroom. The principal bedroom enjoys its own private en-suite, offering a luxury yet convenient touch. On the second floor, the standout bedroom benefits from eaves storage, creating a cosy yet spacious feel.



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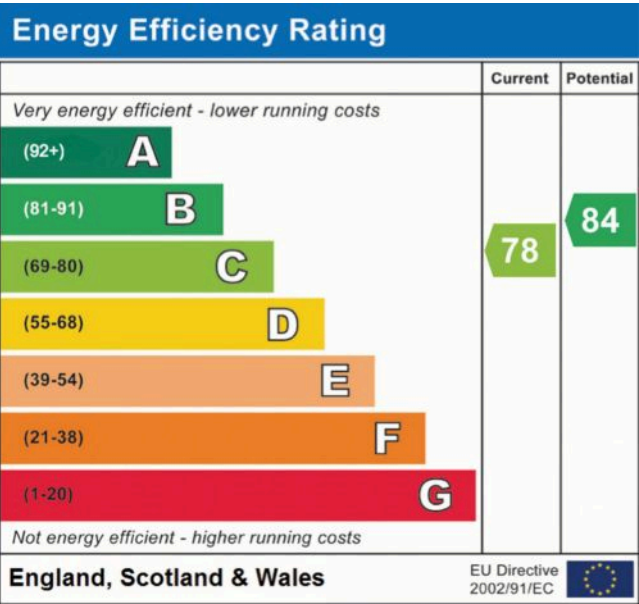
Outside, the home continues to impress with a private, south-facing garden designed for ease of maintenance and year-round enjoyment. With several patio areas and a neat artificial lawn, it's a perfect spot for al fresco dining, morning coffee, or simply unwinding in the sun.

To the front, the property is approached via a shared access driveway within this exclusive development. The townhouse is the first home on the right, benefitting from a private parking space, attractively framed by mature shrubbery, and visitor parking located just opposite.

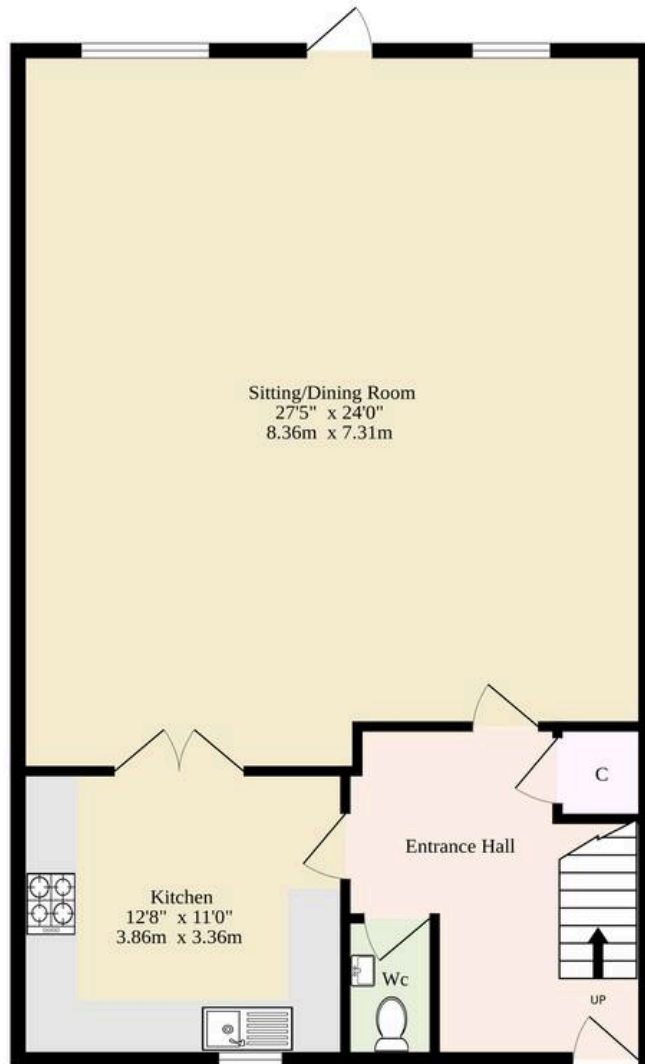
To the rear, a separate parking area leads to a single garage complete with loft storage, and an additional parking space directly in front — ideal for busy households or those with multiple vehicles.

Agents note

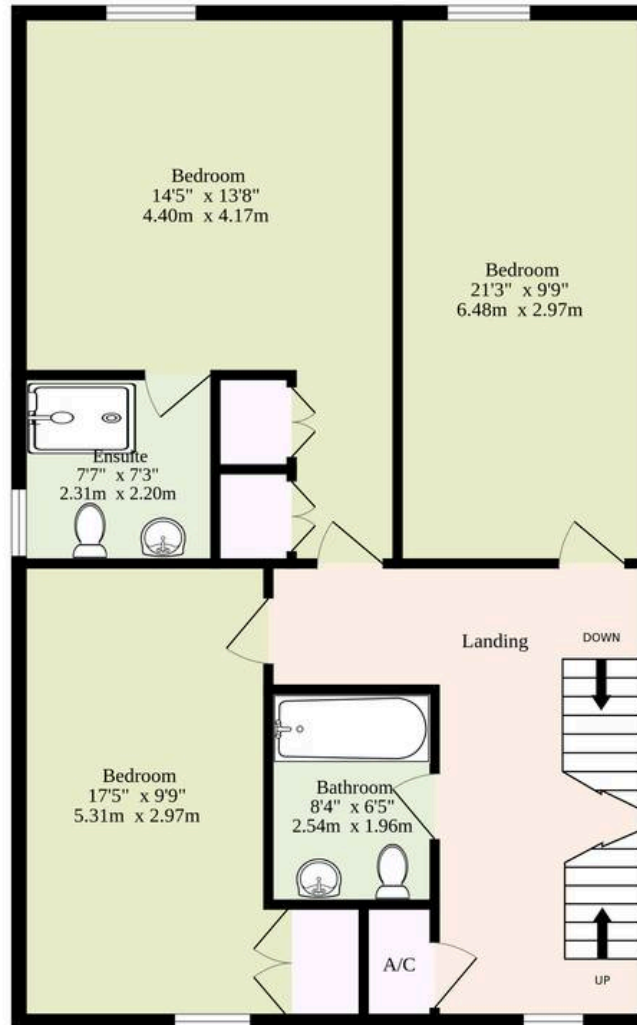
Freehold



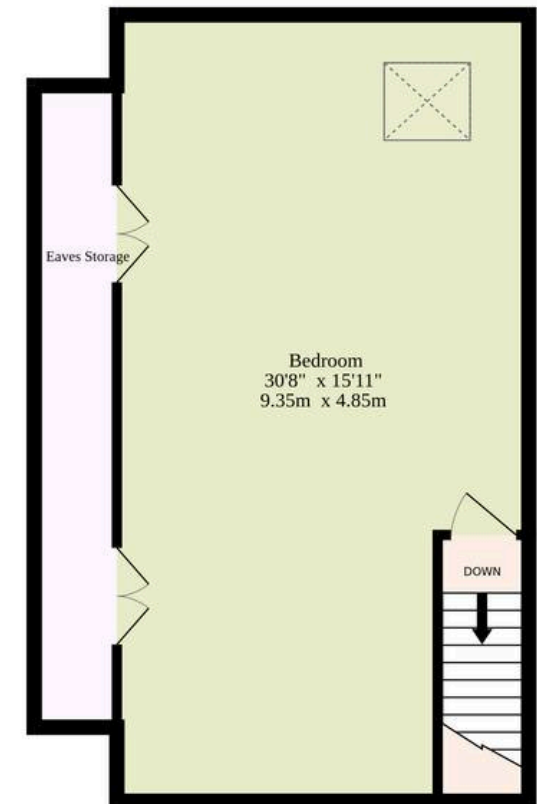
Ground Floor
961 sq.ft. (89.3 sq.m.) approx.



1st Floor
942 sq.ft. (87.5 sq.m.) approx.



2nd Floor
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 2383 sq.ft. (221.4 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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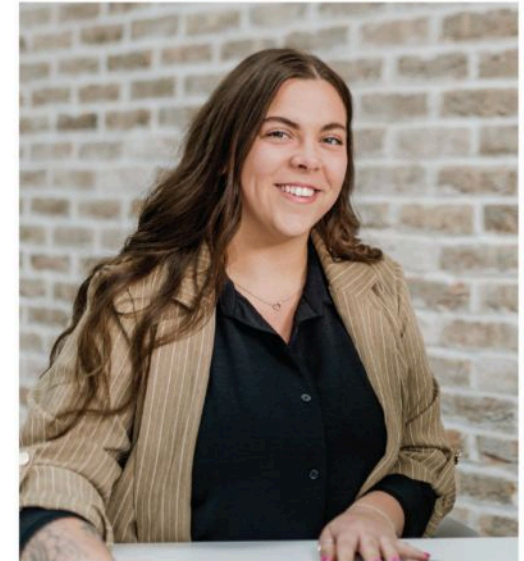
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Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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