



22 Cherry Tree Court, Diss

Diss



Minors & Brady

22 Cherry Tree Court

Diss, Diss

Guide price: £375,000-£400,000. Set within a beautiful Grade II listed courtyard development formed from a historic maltings conversion at Cherry Tree Court, this distinctive four-bedroom home offers spacious modern living in a peaceful setting close to Diss town centre. The ground floor features a generous open-plan living area with engineered oak flooring and French doors that open to a private paved courtyard garden. A modern fitted kitchen with integrated appliances forms part of this main living space, while the ground-floor WC sits separately off the entrance hall. The upper floors reveal three well-proportioned double bedrooms, a contemporary en suite, a well-appointed family bathroom, a dedicated office and an impressive top-floor bedroom with exposed beams and useful eaves storage. Landscaped communal grounds surround the development, and the property further benefits from two allocated parking spaces with a carport available, adding to the practicality and appeal of this exceptional home.

Location

Cherry Tree Court sits in a friendly part of Diss, close to everyday essentials yet still offering a calm residential feel. You are a short walk from supermarkets, cafes, schools and local parks, with the town centre easy to reach for shops and services. Diss Station is nearby for smooth links toward Norwich and London Liverpool Street, and there are good bus routes around the wider area. The Mere adds a lovely community spot for walks, and the main road connections make travel in and out of town simple. The neighbourhood feels settled with a good sense of community. Local gyms and leisure options are easy to reach, which adds to day-to-day convenience. Green spaces and footpaths give you plenty of choice for relaxed outdoor time. Weekend markets and seasonal events keep the town lively throughout the year. You also have quick access to countryside routes for those who enjoy longer walks or quiet time outdoors.

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Stepping through the front door, the entrance hall sets a warm and inviting tone with soft carpet underfoot and exposed timber beams that highlight the character of the home. Natural light filters in through the glazed front panel, and a useful storage cupboard sits beneath the staircase. Just off the hall, the ground floor WC offers a modern finish with a concealed cistern unit, fitted counter surface and basin.

From here, the ground floor opens into a spacious open-plan living area that runs the full depth of the property. Engineered oak flooring adds a premium feel, and the ceiling beams create a beautiful sense of character. There is ample space for both lounge and dining furniture beside the kitchen. French doors open directly onto the courtyard, allowing easy movement between indoor and outdoor spaces, and several windows ensure the room stays bright throughout the day.

The kitchen sits at the rear and is finished with modern fitted shaker-style units in a soft neutral palette. The room features tile-effect vinyl flooring along with a tiled splashback that runs behind the worktops and cooking area. Integrated appliances include a double oven, gas hob and extractor, with space and plumbing for further appliances. The work surfaces wrap around three sides, creating a practical cooking layout, and timber beams continue through this room to maintain the natural charm of the ground floor.

On the first floor, the landing leads to three generous double bedrooms, each finished with plush neutral carpet and framed by the same exposed beams seen throughout the home. One of these bedrooms benefits from its own contemporary en suite complete with a walk-in shower, modern wall tiling, a sleek vanity area and vinyl flooring. A separate office provides the ideal quiet spot for home working or study.

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The family bathroom is well-appointed with a large bath, a separate enclosed shower, a basin and a WC. The room includes practical vinyl flooring and tiled splashbacks around the bath and shower, all set within a spacious layout suited for everyday convenience.

The top floor reveals a striking and expansive double bedroom where exposed timber posts and beams create a standout feature. A skylight and a dormer window allow natural light to fill the space, and the wide floor area offers room for a sleeping area, along with space for a dressing or seating arrangement if desired. Practical eaves storage is available from both the landing and the bedroom, helping keep the room uncluttered.

Outside, the property features a private courtyard-style garden enclosed by attractive flint and brick walls. It is fully paved for low-maintenance living with plenty of room for seating and outdoor furniture, and also includes a brick-built store for practical outdoor storage. A timber gate leads to the wider communal grounds, which include neatly kept lawns, pathways and planted areas that give the development an appealing and well-cared-for setting. The home also benefits from two allocated parking spaces with a carport available within the shared driveway area, offering practical and convenient parking close to the entrance.

Agents notes

We understand that the property will be sold freehold, with all main services connected.

Heating system- Gas Central Heating

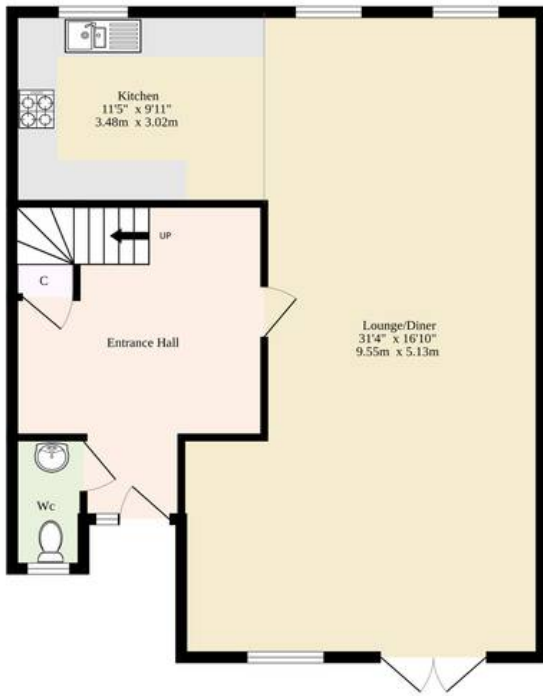
Council Tax Band- E

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

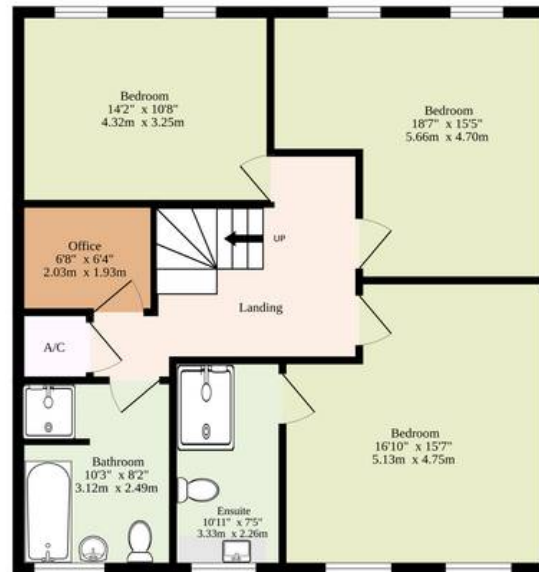
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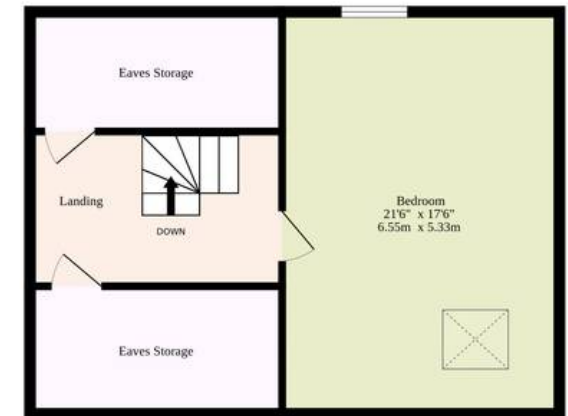
Ground Floor
1510 sq.ft. (140.3 sq.m.) approx.



1st Floor
1037 sq.ft. (96.3 sq.m.) approx.



2nd Floor
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 3227 sq.ft. (299.8 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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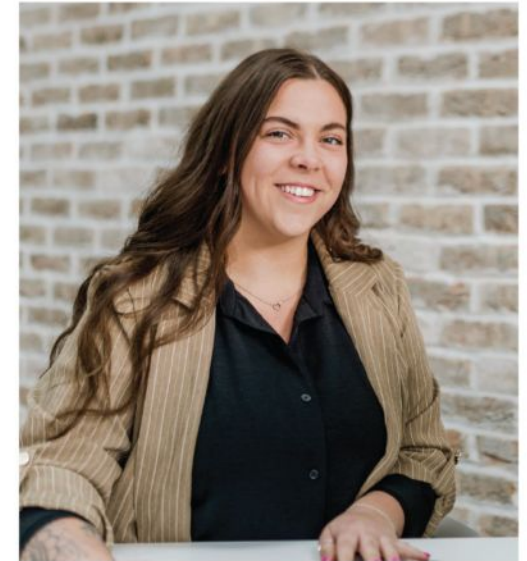
Dreaming of this home? Let's make it a reality



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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