



3 Louies Lane, Diss

Diss



Offers Over £850,000
Minors & Brady

3 Louies Lane

This exquisite residence on Louies Lane is a masterclass in refined design and subtle luxury, offering over 3,000 sq ft of meticulously crafted living space. Every niche of the home reveals an attention to detail, from the bespoke joinery and statement lighting to the fluid interplay of natural light and elegant finishes. The open-plan kitchen and dining area forms the heart of the home, an inviting fusion of form and function with navy shaker cabinetry, quartz surfaces, and a central island that anchors the space in quiet sophistication. Generous reception rooms flow seamlessly, defined by oak accents, sleek tiled flooring, and expansive glazing that draws the gardens inward. Upstairs, the bedroom suites are distinguished by calm proportions, marble-inspired en-suites, and bespoke storage that enhances both beauty and practicality. The utility and boot room offers a refined twist on everyday functionality, with custom cabinetry, coat hooks and bench seating tailored for country living. Beyond the house, the landscaped gardens unfold as a private sanctuary, layered with terraces, sculpted borders, and a detached garden studio that echoes the home's architecture. Together, they create a residence of rare poise and craftsmanship, a place where design meets serenity, and every detail speaks of considered excellence.

- Over 3,000 sq ft of refined living space, showcasing exceptional craftsmanship and a seamless blend of contemporary design with timeless elegance
- Bespoke open-plan kitchen and dining area featuring navy shaker cabinetry, quartz worktops, a central island with breakfast bar and premium integrated appliances
- Expansive rear lounge diner with full-width sliding glass doors opening directly onto the terrace, creating a fluid connection between indoor and outdoor living
- Formal reception room with feature fireplace, oak double doors, and flexible use as a snug, reading room, or elegant entertaining space
- Luxurious principal suite with bay window, bespoke walk-





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The Location

Louies Lane is situated in a highly desirable residential area, just a short distance from the heart of Diss — a vibrant market town in South Norfolk. The location perfectly blends the tranquillity of a peaceful neighbourhood with the convenience of having everyday amenities close at hand. The town centre offers a delightful mix of independent shops, cafés, and restaurants, alongside well-known supermarkets including Morrisons and Tesco, ensuring that daily errands are both simple and enjoyable.

Families will find Louis Lane particularly appealing, with excellent local schools such as Diss Church of England Junior Academy and Diss High School within easy reach. Healthcare needs are well provided for, with the Diss Health Centre and nearby dental practices offering comprehensive services for residents of all ages.

For those who commute or enjoy travelling further afield, Diss railway station is less than a 15-minute walk away, providing direct train services to Norwich, Ipswich, and London Liverpool Street. Regular local bus routes connect Diss with surrounding villages, while the A140 and A143 offer convenient road links throughout Norfolk and Suffolk — ideal for both business and leisure travel.

The surrounding area is rich in green spaces and scenic landscapes, offering endless opportunities for outdoor pursuits and family activities. Diss Mere, with its picturesque waterside walks, and the town's well-kept parklands provide beautiful settings for leisurely strolls, jogging, or simply relaxing in nature. The strong sense of community in Diss is one of its greatest assets — with local events, markets, and clubs fostering a welcoming environment where neighbours become friends.



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Louies Lane, Diss

Discreetly tucked within one of Diss's most sought-after residential settings, this exceptional newly built home offers over 3,000 sq ft of refined living space, perfectly balancing modern design with family practicality. Every element of the property has been carefully considered, from its elegantly proportioned rooms to the beautifully curated gardens — creating a residence that feels both luxurious and deeply welcoming.

From the moment you arrive, the home exudes quiet sophistication. A handsome façade, ample off-road parking, and immaculately landscaped frontage set the tone for what lies within. Stepping inside, the sense of light and openness is immediate. A flowing layout connects each reception space with effortless continuity, offering the ideal setting for both family life and entertaining.

At the heart of the home lies a magnificent open-plan kitchen and dining area, designed for those who love to cook, gather, and share. The space features bespoke navy shaker-style cabinetry, quartz worktops, and a substantial central island with breakfast bar, creating a natural focal point. Premium integrated appliances are seamlessly built in, while pendant lighting and full garden views lend warmth and style. The adjoining lounge diner extends across the rear of the property, its expansive sliding glass doors framing the landscaped garden and allowing the interior to fill with natural light, a truly perfect space for both everyday living and grand entertaining.

To the front of the property, a formal reception room provides a refined secondary living space, ideal as a drawing room, reading lounge, or family snug. The feature fireplace adds character, while double oak doors connect the room gracefully with the rest of the ground floor.



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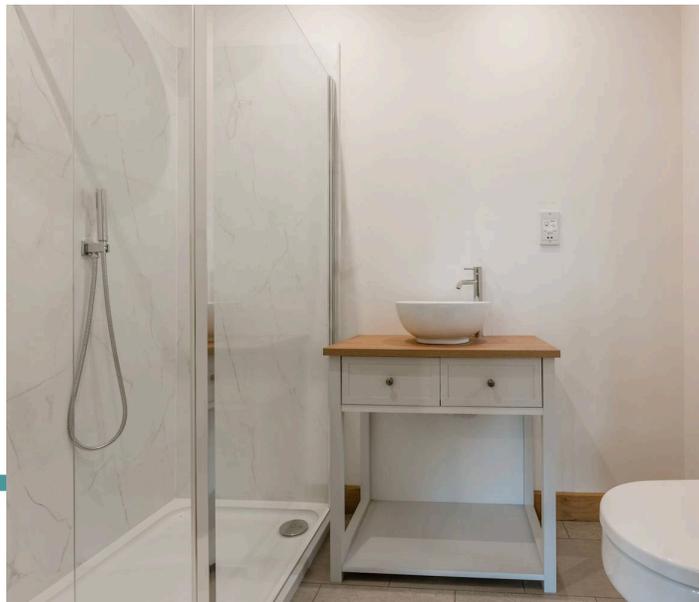
3 Louies Lane

The utility and boot room continues the home's thoughtful design ethos. Generously sized and beautifully finished, it features a bespoke fitted storage area complete with coat hooks, seating, and shelving, ideal for organising outerwear and footwear after country walks. The practical layout ensures functionality without compromising on style, with direct access to the garden for convenience. A well-appointed cloakroom/WC sits adjacent, finished with the same attention to detail found throughout the home. Upstairs, the sense of luxury continues with five spacious bedrooms, each offering calm, light-filled retreats. The principal suite exudes understated elegance, featuring a graceful bay window, a dedicated walk-in wardrobe, and a luxurious en-suite shower room. Finished with marble-effect tiling, a rainfall shower, and a marble-topped vanity, it evokes a boutique hotel aesthetic. The second bedroom also benefits from an en-suite, while the remaining bedrooms are beautifully proportioned and versatile, perfect for guests, children, or a home office.

The family bathroom is equally indulgent, boasting a freestanding bathtub, walk-in glass shower, and bespoke vanity unit, a tranquil space to unwind after a long day.

Outside, the home continues to impress. The beautifully landscaped rear garden has been thoughtfully designed for both leisure and low maintenance, with multiple seating terraces, manicured flower beds, and a sweeping pathway leading to a detached garden studio. This elegant outbuilding provides a private retreat for remote work, fitness, or creative pursuits — fully insulated and finished to complement the main house. The wide paved terrace offers the perfect setting for al fresco dining and summer gatherings, surrounded by soft planting and subtle garden lighting that brings the space to life in the evening.

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Recently refurbished and extended to a superb specification, this residence delivers a rare balance of contemporary style and homely warmth. Perfectly positioned within easy reach of Diss town centre, excellent local schools, and mainline rail services to London, it offers an enviable lifestyle where modern luxury meets everyday comfort, a truly exceptional family home in one of Norfolk's most desirable locations.

Agents Note

Sold Freehold

Images may include digitally staged furniture. Flooring and some finishes are not installed. Please view the property in person to make your own assessment. **If you would like to view the photography without staging, please request via the Diss Branch.**

Connected to all mains services.



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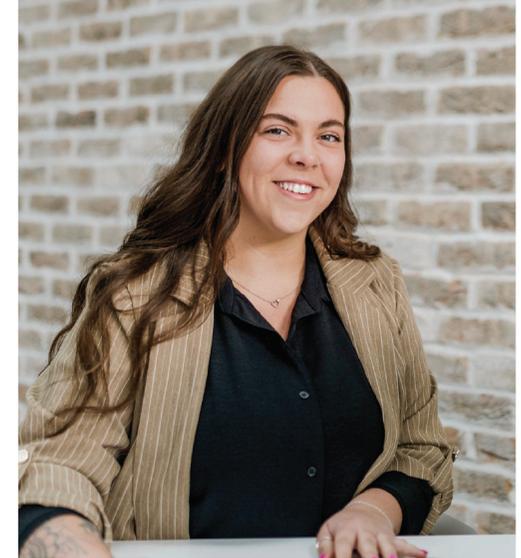
Dreaming of this home? Let's make it a reality



Meet *Nicola*
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Meet *Theo*
Property Consultant



Meet *Anya*
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