



14 Partridge Rise, Diss

Diss



Fixed Price £135,000  
Minors & Brady



## 14 Partridge Rise

This shared ownership home presents a great opportunity to purchase a 60% share of a modern two-bedroom semi-detached property in a quiet cul-de-sac setting. The layout has been designed with practicality in mind, offering comfortable living spaces suited to a variety of buyers. A bright lounge/diner opens onto the private west-facing garden, creating a welcoming area for relaxing or entertaining. The fitted kitchen and downstairs cloakroom enhance the everyday convenience of the ground floor. Upstairs, two well-sized double bedrooms and a neatly finished bathroom provide a calm and functional living environment. The fully enclosed garden offers both privacy and outdoor enjoyment, especially during sunset hours. An allocated parking space adds to the overall ease of living. With approximately 119 years remaining on the lease, this home offers an appealing and affordable route onto the property ladder through shared ownership, subject to eligibility requirements.

### The Location

Partridge Rise, Diss, IP22 is located within a calm and well-established residential area, offering a peaceful setting while still remaining close to the town's everyday conveniences. The neighbourhood has a friendly, community feel, with a mixture of modern homes and green spaces that add to its sense of openness. It is an area that appeals to families, professionals, and those simply looking for a quieter pace of life without being far from essential amenities.

For shopping and day-to-day needs, residents have easy access to supermarkets including Morrisons and Aldi, both situated within roughly a mile of the area. The wider town centre, just over a mile away, offers a selection of independent shops, cafés, local services, and small businesses.





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Families benefit from being within comfortable distance of local schools, including Diss High School, which sits around a mile and a half away. The town also provides a choice of primary schools, nurseries, parks, and recreational facilities, making it a practical place to raise children. Community amenities such as sports clubs, leisure facilities, and green spaces help support an active lifestyle.

Transport connections are a major advantage for this location. Diss railway station is approximately 1.5 miles from Partridge Rise and offers direct services to Norwich, Ipswich, and London Liverpool Street. This makes the area particularly attractive for commuters who need reliable links to larger towns and cities, while still enjoying the benefits of living in a quieter market town.

#### **Partridge Rise, Diss**

A fantastic opportunity to purchase a 60% share of a well-proportioned two-bedroom semi-detached home, ideally positioned at the end of a peaceful cul-de-sac within a popular modern development. This attractive property offers an excellent layout for first-time buyers, young families, or anyone seeking practical, comfortable living with a contemporary feel.

With 119 years (approx) remaining on the lease, it provides long-term security and an affordable route onto the property ladder.

Inside, the ground floor offers a bright and modern lounge/diner that enjoys a rear aspect and benefits from French doors opening directly onto the private garden. This creates a wonderful flow of natural light and makes the space ideal for both everyday relaxation and entertaining. The fitted kitchen is stylish and well-planned, offering good storage and workspace for day-to-day cooking.

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A useful downstairs cloakroom and additional built-in storage cupboards add valuable practicality to the layout.

Upstairs, the home features two generously sized double bedrooms, both carpeted in a soft shade to create a calm and comfortable atmosphere. The family bathroom is neatly presented with partial white tiling, a shower over the bath with a glass screen and contrasting laminate flooring, offering an easy-to-maintain and functional space.

Outside, the property continues to impress. The west-facing rear garden is fully enclosed with fencing and laid to lawn, providing privacy and making it a perfect space to enjoy evening sunsets. French doors open onto a small patio area, ideal for outdoor seating or dining.

To the front of the property is a paved area along with an allocated parking space for added convenience.

This well-designed shared-ownership home combines modern living with affordability and is positioned in a quiet, desirable setting, making it a brilliant option for buyers seeking comfort, convenience, and value.

\*This property is available on a shared ownership basis. Please note that eligibility criteria apply and purchasers must meet specific requirements set by the housing provider. This may include income thresholds, residency status and other affordability assessments.

#### Agents Note

Sold Leasehold - Shared Ownership (60%)

Rent & Maintenance: £323.48

119 years remain approx

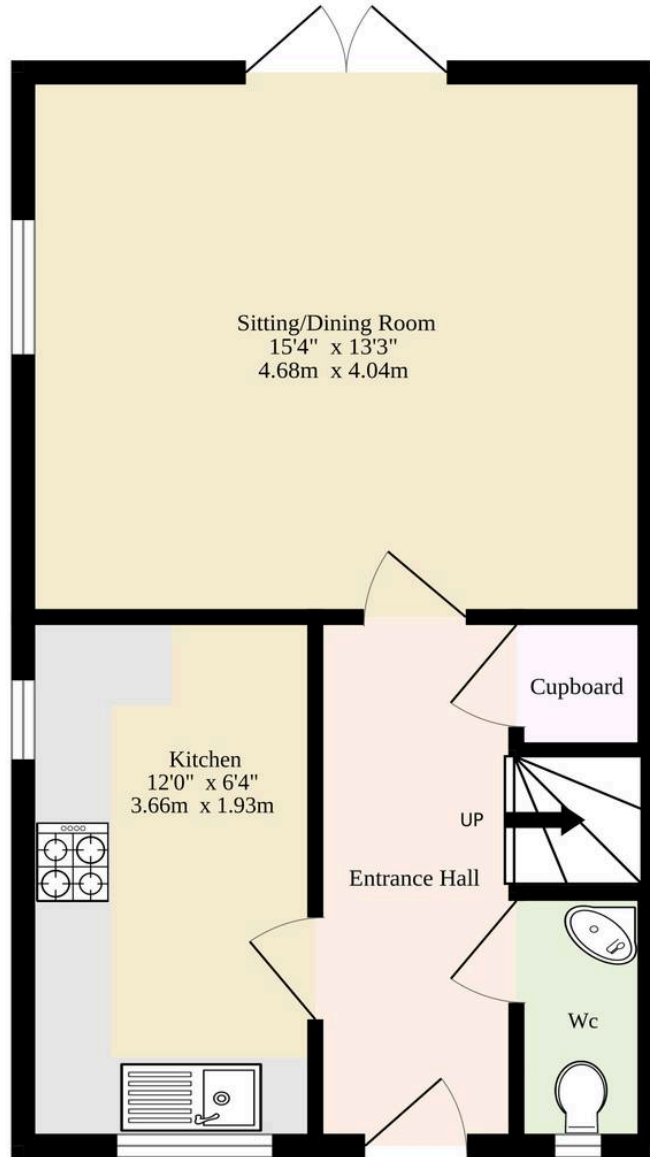
Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

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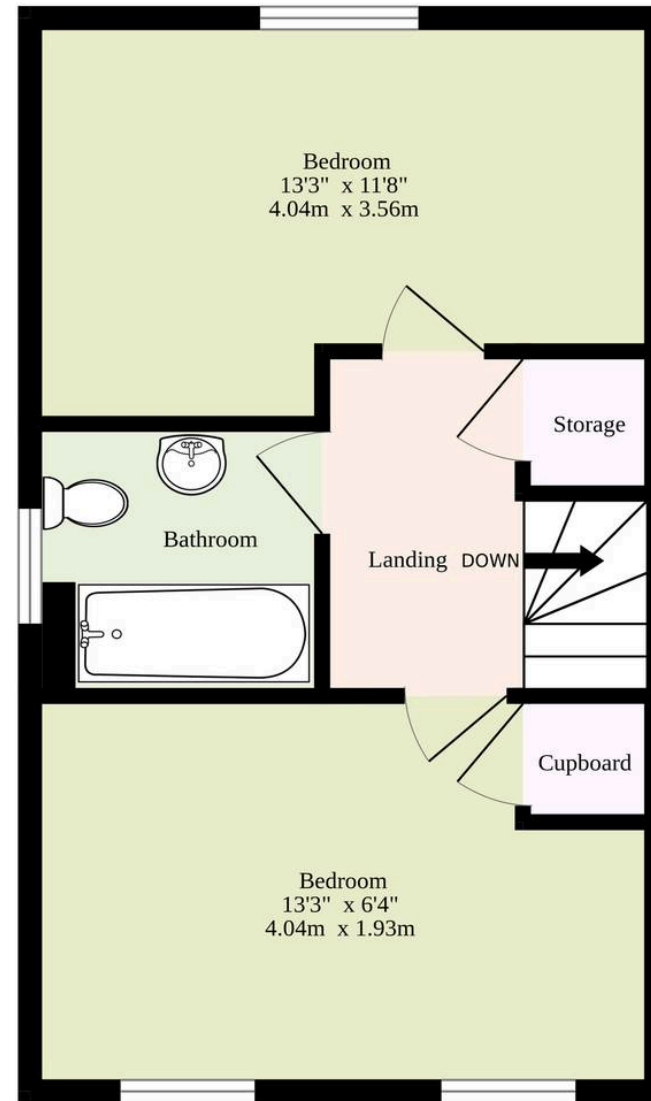




**Ground Floor**  
367 sq.ft. (34.1 sq.m.) approx.



**1st Floor**  
317 sq.ft. (29.5 sq.m.) approx.



**TOTAL FLOOR AREA : 684 sq.ft. (63.5 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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# Dreaming of this home? Let's make it a reality



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