



14 Scholars Walk, Diss

Diss



Minors & Brady



## 14 Scholars Walk

This four bedroom family home is located on a corner plot within the established Scholars Walk area of Diss. The property offers a large driveway providing parking for up to three vehicles, along with a garage that benefits from internal access and a useful utility area. Inside, there is an entrance hall leading to a spacious sitting room with a split central opening into the dining area, creating a practical and connected living space. The kitchen sits off the dining area and provides direct access to the garage. Upstairs, there are four bedrooms, including a master bedroom with en-suite facilities, alongside a family bathroom. The rear garden is a generous plot featuring a patio area, lawn, and slate walkways. Overall, the home offers practical accommodation, flexible space, and good outdoor areas suited to family living.

- Four bedroom detached family home positioned on a corner plot within the popular Scholars Walk area of Diss
- Large driveway providing off-road parking for up to three vehicles, alongside access to the garage
- Welcoming entrance hall offering practical circulation to the main ground floor rooms
- Spacious sitting room with a split central opening leading through to the dining area
- Dining area that works well for everyday family use and entertaining
- Kitchen located off the dining area with direct access into the garage
- Garage with internal access and a utility area, currently used as a flexible space
- Ground floor WC for added convenience
- Four first floor bedrooms, including a master bedroom with en-suite facilities
- Generous rear garden plot featuring a patio area, lawn and slate walkways







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## 14 Scholars Walk

### The Location

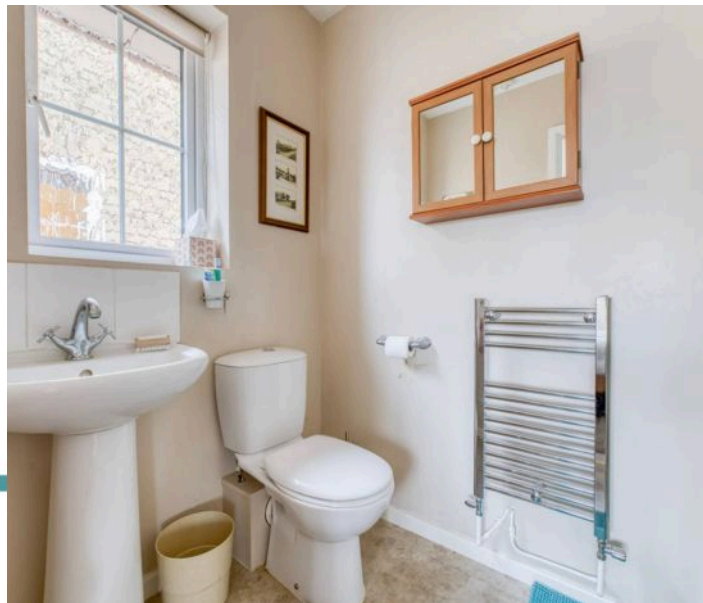
Scholars Walk is situated in a highly desirable residential area, just a short distance from the heart of Diss, a vibrant market town in South Norfolk. The location combines the quiet of a peaceful neighbourhood with the convenience of everyday amenities on your doorstep. The town centre boasts a charming mix of independent shops, cafés, and restaurants, alongside well-known supermarkets including Morrisons and Tesco, making daily errands simple and enjoyable.

Families will find the area 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 catered for, with the Diss Health Centre and local dental practices offering comprehensive services for all residents.

For those who commute or enjoy exploring further afield, Diss railway station is just a 15-minute walk away, providing direct services to Norwich, Ipswich, and London Liverpool Street. Regular bus services connect the town to surrounding villages, while the A140 and A143 offer convenient road links across Norfolk and Suffolk.

The local area is also rich in green spaces, perfect for outdoor pursuits and family activities. Diss Mere, with its picturesque waterside walks, and the town's parklands provide idyllic settings for leisurely strolls, jogging, or simply relaxing in nature. Community spirit thrives here, with local events, markets, and clubs providing opportunities to connect with neighbours and enjoy a welcoming, friendly environment.

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## 14 Scholars Walk

### Scholars Walk, Diss

Situated on a corner plot within the popular Scholars Walk area of Diss, this four bedroom family home offers practical living space, generous parking and a good-sized garden, making it well suited to modern family life.

The property is approached via a large driveway providing parking for up to three vehicles and access to the garage. On entering the home, an entrance hall leads through to the main ground floor accommodation and gives a straightforward, welcoming first impression.

The sitting room is a good size and features a central split opening that flows through into the dining area, creating a connected space that works well for both everyday living and entertaining. The dining area sits comfortably alongside the sitting room and offers access through to the kitchen.

The kitchen is functional and well laid out, with access into the garage. The garage benefits from internal access and incorporates a utility area. This space is currently housing a bed and is being used flexibly, demonstrating its versatility, though it remains a garage and utility rather than a formal living room. A ground floor WC completes the downstairs accommodation.





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Upstairs, the property offers four bedrooms. The master bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by the family bathroom. All rooms are practical in size and suitable for family use, home working, or guest accommodation.

Externally, the property sits on a generous corner plot. The rear garden includes a patio area, lawn, and slate walkways, offering a mix of usable outdoor space that is easy to maintain while still providing room for children, pets, or outdoor seating.

Overall, this is a practical and well-located four bedroom home with flexible space, good parking, and a sizeable garden, making it a solid option for families looking to settle in Diss.

### Agents Note

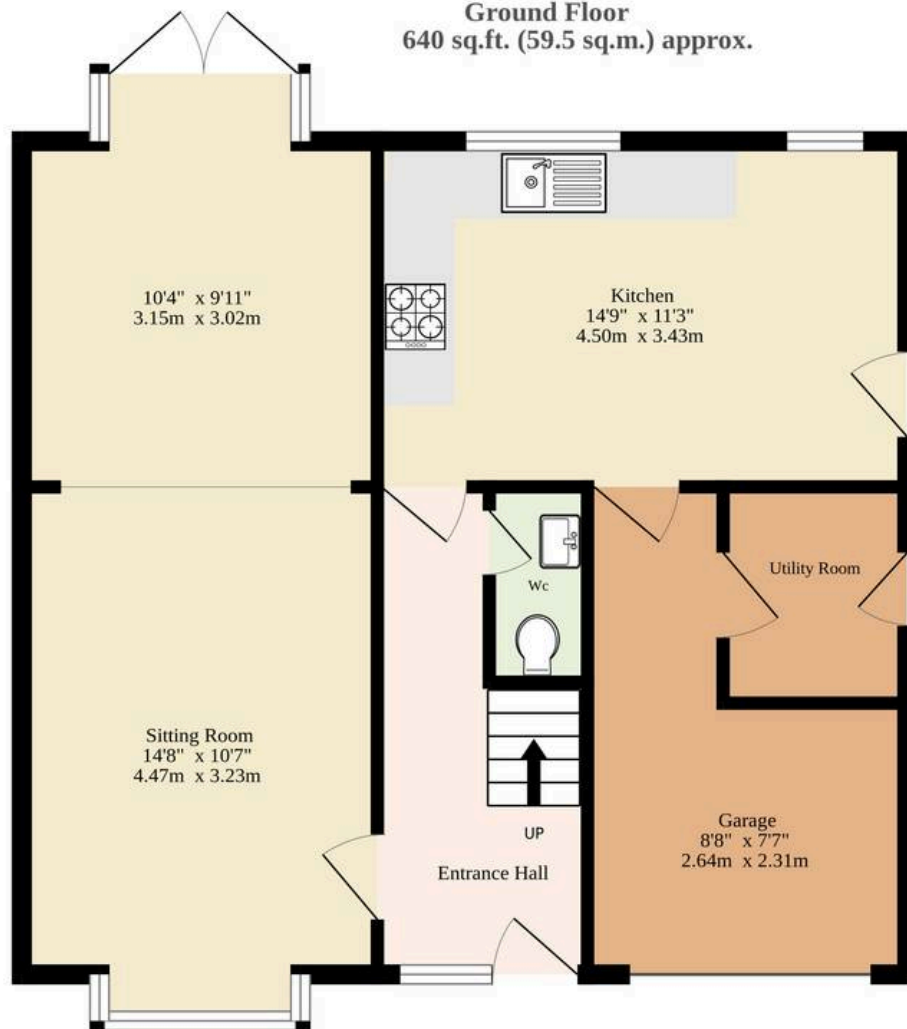
This property will be sold freehold.

Connected to mains water, gas, electricity and drainage.

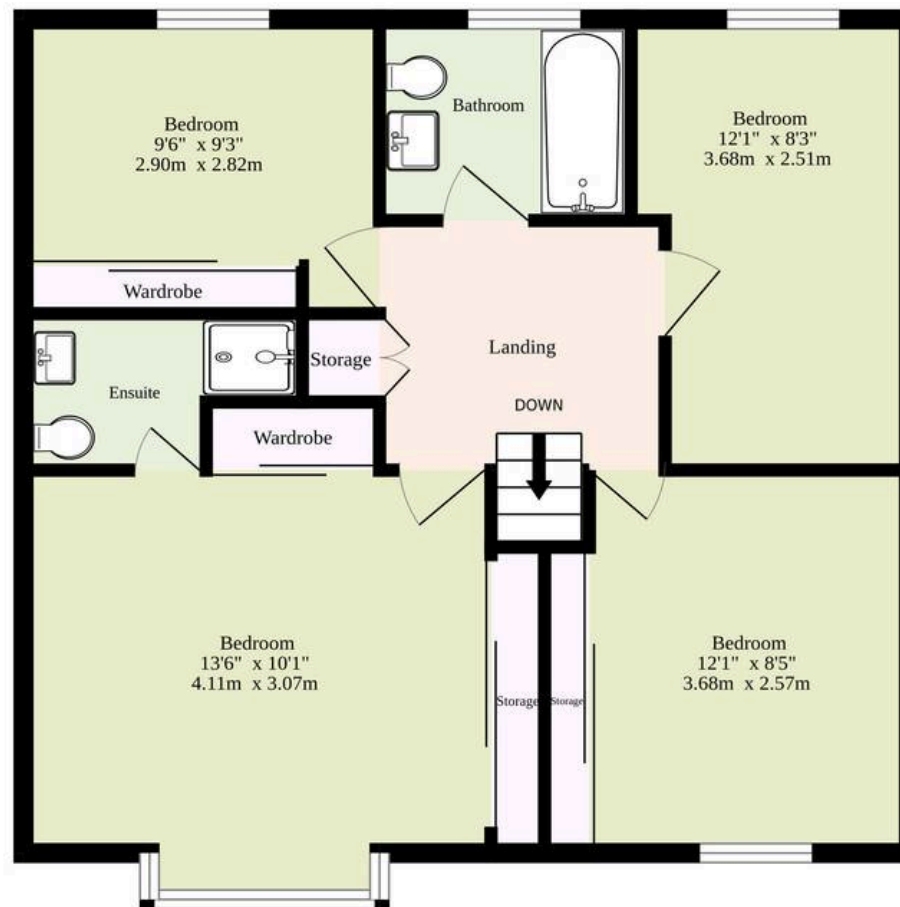




**Ground Floor**  
640 sq.ft. (59.5 sq.m.) approx.



**1st Floor**  
632 sq.ft. (58.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1272 sq.ft. (118.2 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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*Your home, our market*

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