



17 Louies Lane, Diss  
Diss



Minors & Brady

This is a home that has been genuinely loved and thoughtfully designed from top to bottom. The current owner has leaned into its original character at every turn, celebrating the unique features while blending them with modern touches. Every room tells a story, whether it's the bay window nook turned into a cosy reading spot, the carefully chosen color contrasts in the kitchen, or the built-in bookcases and alcove shelving that add both charm and practicality. You can feel the care in the details: the flow between rooms has been carefully considered to make everyday living easy and enjoyable, and the mix of light, color, and texture throughout reflects a home where comfort and style are equally valued. Even the garden has been thoughtfully nurtured, creating a sunny, inviting space that extends the living areas outdoors. This is a property where every corner has been curated with love and attention, making it more than just a house, it's a home that feels welcoming, full of personality, and ready to continue its story with the next owners.

- Original character has been lovingly preserved, from the curved front door to the fireplace alcoves and ornate detailing
- Three/four bedrooms, each with its own personality, including built-in storage, decorative wallpaper, and a charming bookcase
- A trio of reception rooms offering distinct atmospheres for relaxing, entertaining, or cosy evenings
- Light-filled interiors with wooden floors, bay windows, and a Velux window that brings the garden inside
- Stylish kitchen with contrasting rich navy and light cabinetry, flowing into a utility room with mosaic tiles and space for appliances
- Modern bathroom with both bath and high-quality ceramic tray shower, plus a convenient ground-floor WC
- Sunny, established garden with lawn, mature borders, and a patio pathway leading to a fully powered and lit studio
- Thoughtful interior design throughout, with careful attention to color



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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.



## Louies Lane, Diss

From the moment you arrive, this three/four bedroom home makes an impression. Set back from the road, a generous driveway leads past slate-bordered flower beds to a curved front door and inviting porch, hinting at the charm and personality waiting inside.

Step through, and you're greeted by an entrance hall with warm wooden floors and light streaming in from every angle, a welcoming space that sets the tone for the rest of the home.

The ground floor is a delight for anyone who loves rooms that feel lived in and loved. The sitting room is drenched in natural light, with a bay window nook cleverly turned into a cosy seating area, perfect for curling up with a book. Built-in storage in the alcoves of the fireplace keeps everything tidy while adding a touch of original character, contrasting beautifully with the light and colorful décor.

Next door, a snug area offers a darker, cosier atmosphere, ideal for movie nights or quiet evenings, flowing naturally into the family room where a Velux window and sliding doors bring the garden inside.

Each room has its own personality, offering spaces to relax, entertain, or just enjoy everyday life.

The kitchen is both practical and stylish, split between rich navy cabinets and lighter units, creating a sense of contrast and charm. A door leads into the utility room, with mosaic tiles and space for appliances, keeping the heart of the home uncluttered.



## 17 Louies Lane

A handy WC completes the ground floor.

Upstairs, three double bedrooms continue the theme of character and individuality. The main bedroom boasts decorative wallpaper and built-in storage, while another features a charming built-in bookcase, perfect for a personal library or display space. All bedrooms share a modern bathroom with a bath and a quality shower featuring a ceramic tray.

The top floor offers a versatile room or study, ready to adapt to your lifestyle, whether that's a home office, guest room, or playroom.

Outside, the garden is sunny, established, and bursting with personality. A lawn and mature borders create a serene, private space, while a patio pathway leads to a fully powered and lit studio at the rear, ideal for hobbies, work, or a quiet retreat. The property also offers a garage, with new radiators and updated flooring in some rooms, making it move-in ready while keeping its unique character intact.

This home isn't just a property, it's a lifestyle. With its abundance of light, clever use of space, and thoughtful touches throughout, it's a place that's ready to welcome new memories, from relaxed family mornings to long summer evenings in the garden.

### Agents Note

This property will be sold freehold.

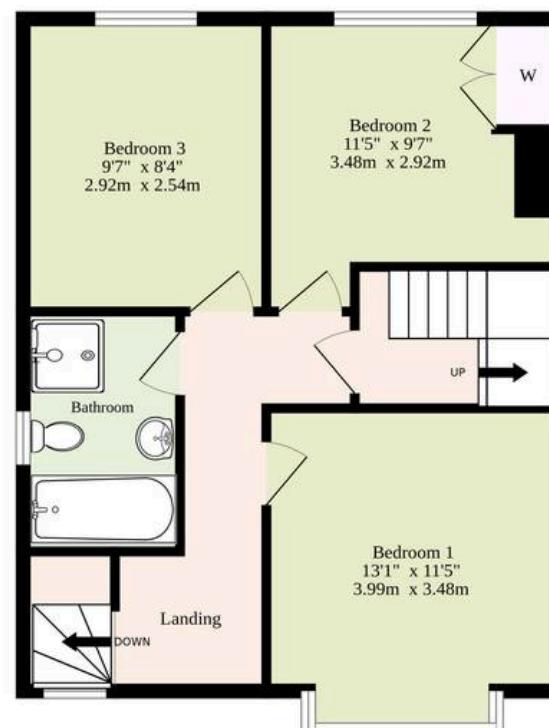
Connected to mains water, electricity, gas and drainage.



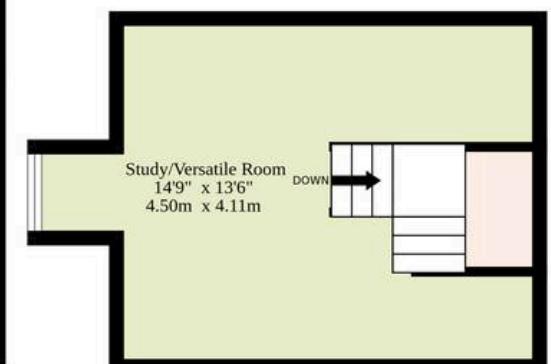
**Ground Floor**  
886 sq.ft. (82.3 sq.m.) approx.



**1st Floor**  
449 sq.ft. (41.7 sq.m.) approx.



**2nd Floor**  
202 sq.ft. (18.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1537 sq.ft. (142.8 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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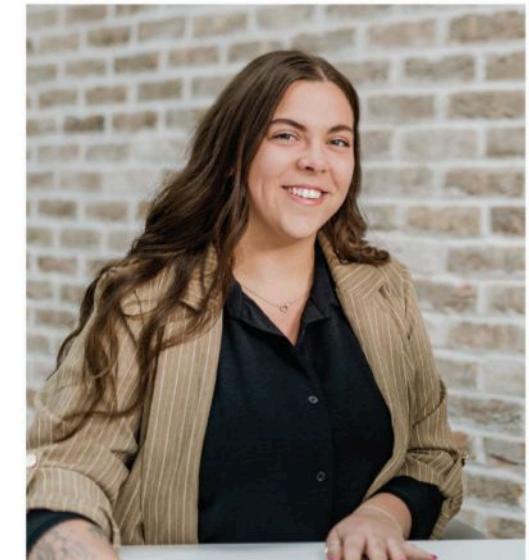
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