



9 Pheasant Drive, Diss

Diss



Minors & Brady

9 Pheasant Drive

Diss, Diss

Beautifully presented throughout, this detached three-bedroom family home is arranged over two floors and finished with contemporary interiors and a neutral décor. At its centre is an impressive open plan kitchen, dining and extended family room, designed to flow together as one spacious and sociable living area, with French doors opening onto the enclosed rear garden. A separate lounge provides an additional reception room, offering flexibility for quieter evenings or formal entertaining. A utility room provides additional storage and practical space. Upstairs, the principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, with a convenient ground-floor W/C completing the layout. Outside, a lawned garden with patio and pergola offers space for relaxing and entertaining, alongside a garage and generous brick weave driveway providing off-road parking, all positioned within easy reach of town centre amenities including independent shops, supermarkets, cafés, schools and healthcare facilities.

Location

Pheasant Drive is situated within a well-established residential area on the outskirts of Diss, providing convenient access to everyday amenities while remaining within easy reach of the surrounding countryside. The town centre offers a range of independent shops, supermarkets, cafés, schools and healthcare facilities, along with a mainline railway station with direct services to Norwich and London Liverpool Street, making it well-suited to commuters. Road connections via the A140 and A143 link to neighbouring villages and larger centres, including Bury St Edmunds. Diss Mere, one of the town's most recognised landmarks, provides an attractive setting for walking and outdoor leisure, while a selection of primary and secondary schooling options are available locally, adding further practicality for families.





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A front door opens into a welcoming entrance hall with a staircase rising to the first floor and access to a ground-floor cloakroom, fitted with a WC and wall mounted wash basin in a fresh, neutral finish. Positioned to the front, the lounge is a comfortable reception space with a wide window fitted with shutters, soft carpeting and ample room for seating and media furniture.

From the hall, the layout flows into a generous kitchen and dining arrangement forming the heart of the home. The kitchen is arranged in a U shape with cream fronted wall and base units, wood effect work surfaces and tiled splashbacks. An integrated oven sits beneath a gas hob with stainless steel splashback and glass extractor canopy above, alongside an integrated fridge and freezer set within matching cabinetry. A sink is positioned beneath a rear facing window overlooking the garden, while open shelving provides practical display storage. A breakfast bar offers informal seating and subtly defines the kitchen from the dining area.

The dining space benefits from a rooflight overhead and open access into a substantial family room extended to the rear. This extended reception area features wood effect flooring and French doors opening directly onto the garden, creating an easy connection between inside and out. Recessed ceiling lighting and fitted wall shelving complete the space.

A separate utility room is accessed from the kitchen and is fitted with matching cabinetry and a work surface, with space for appliances and a wall mounted boiler.



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Upstairs, the landing leads to three bedrooms and a family bathroom. The principal bedroom is positioned to the front and includes built in storage along with a private en suite shower room, finished with contemporary tiling, an enclosed shower cubicle, WC and wash basin. Two further bedrooms overlook the rear garden, both well proportioned and suitable for children, guests or home working.

The family bathroom is fitted with a panelled bath, pedestal wash basin and WC, complemented by part tiled walls and wood effect flooring.

Outside, the frontage provides a generous brick weave driveway offering off road parking and access to an attached garage with up and over door. The rear garden is enclosed by fencing and laid mainly to lawn, with a paved patio seating area beneath a pergola structure. French doors from the family room open onto the patio, making it well suited to everyday living and entertaining.

Beautifully maintained throughout and thoughtfully arranged, this home offers flexible reception space, garage and off road parking, practical storage and a convenient layout within easy reach of local amenities and rail links.

Agents notes

Sold freehold, connected to main services: water, electricity, gas and drainage.

Gas Central Heating

Council Tax Band- C

Estate charge of approximately £160 per year

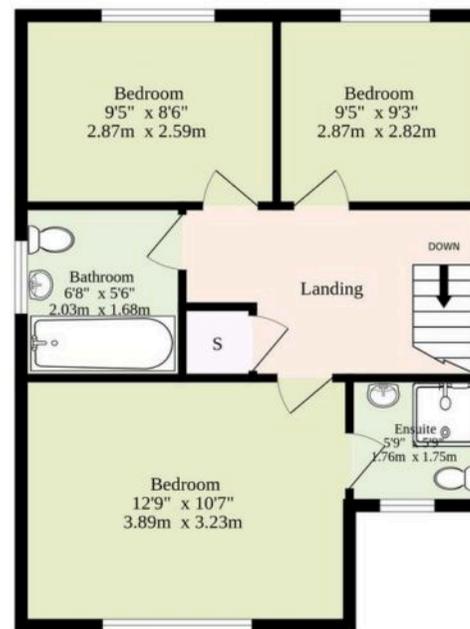


M&B

Ground Floor
869 sq.ft. (80.7 sq.m.) approx.



1st Floor
475 sq.ft. (44.1 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1344 sq.ft. (124.9 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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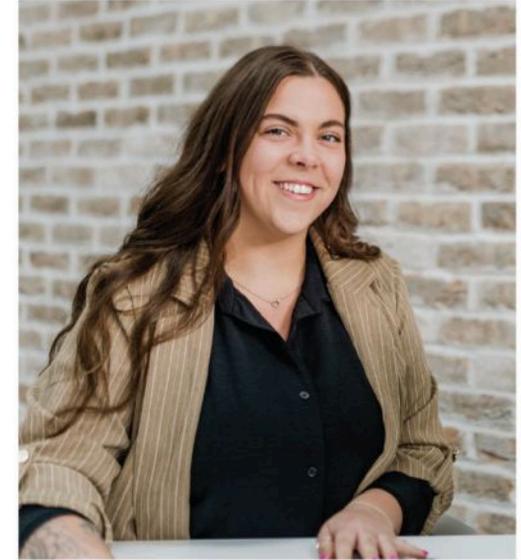
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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