



3 Rose Lane, Diss

Diss



Minors & Brady

## 3 Rose Lane

This appealing period cottage presents a great chance to craft a home tailored to your taste. Its traditional layout offers a mix of cosy and practical spaces suited to modern living. Character elements give the property a warm, inviting feel from the outset. The flexible room arrangement allows for a variety of lifestyle needs, whether working from home or hosting guests. Upstairs accommodation provides well-proportioned sleeping quarters with added versatility. Outside, there is scope to enhance both the garden and overall setting. Ideal for buyers with vision, it's a property where thoughtful updates could make a real impact.

- Character cottage with period charm
- Opportunity to update and personalise
- Flexible 2/3 bedroom configuration
- Separate dining space for entertaining
- Cosy sitting room
- Ground floor bedroom or office option
- Useful entrance porch/lobby
- Ample internal storage including pantry
- Off-road parking provision
- Garden with potential for landscaping





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## 3 Rose Lane

### The Location

Rose Lane in Diss offers a highly convenient position within walking distance of the town centre. Diss is a thriving market town known for its attractive Mere, a large natural lake surrounded by parkland, as well as a selection of independent shops, cafés, restaurants, and essential services.

The town also provides a mainline railway station with direct links to London Liverpool Street and Norwich, making it an excellent base for both commuters and those seeking easy travel connections. Families benefit from well-regarded schools in the area, while leisure facilities, supermarkets, and healthcare services are all close at hand.

The surrounding countryside and nature reserves provide opportunities for walking, cycling, and outdoor pursuits, adding further appeal to the setting. Regular local markets bring a lively atmosphere to the town, showcasing produce and goods from across the region. Easy access to the A140 and A143 ensures smooth travel to nearby towns and the Norfolk and Suffolk coastline.

### Agents Note

This property is offered on a freehold basis and is equipped with traditional gas heaters (no central gas boiler), along with mains water, electricity, and drainage connections.



## 3 Rose Lane

### Rose Lane, Diss

Situated on the desirable Rose Lane in the market town of Diss, this charming cottage offers a fantastic opportunity for those seeking a characterful home with scope to modernise and add value. Boasting period features including exposed beams, the property is full of charm and potential throughout.

The accommodation is accessed via a useful side entrance porch/lobby, providing practical space for coats and shoes. The ground floor comprises a cosy sitting room, with a bathroom conveniently located to the rear.

A kitchen leads through a connecting hallway, where a large pantry cupboard offers excellent storage, and continues into a separate dining room, ideal for entertaining.

The main front entrance opens directly into this dining space, adding to the cottage's traditional layout.

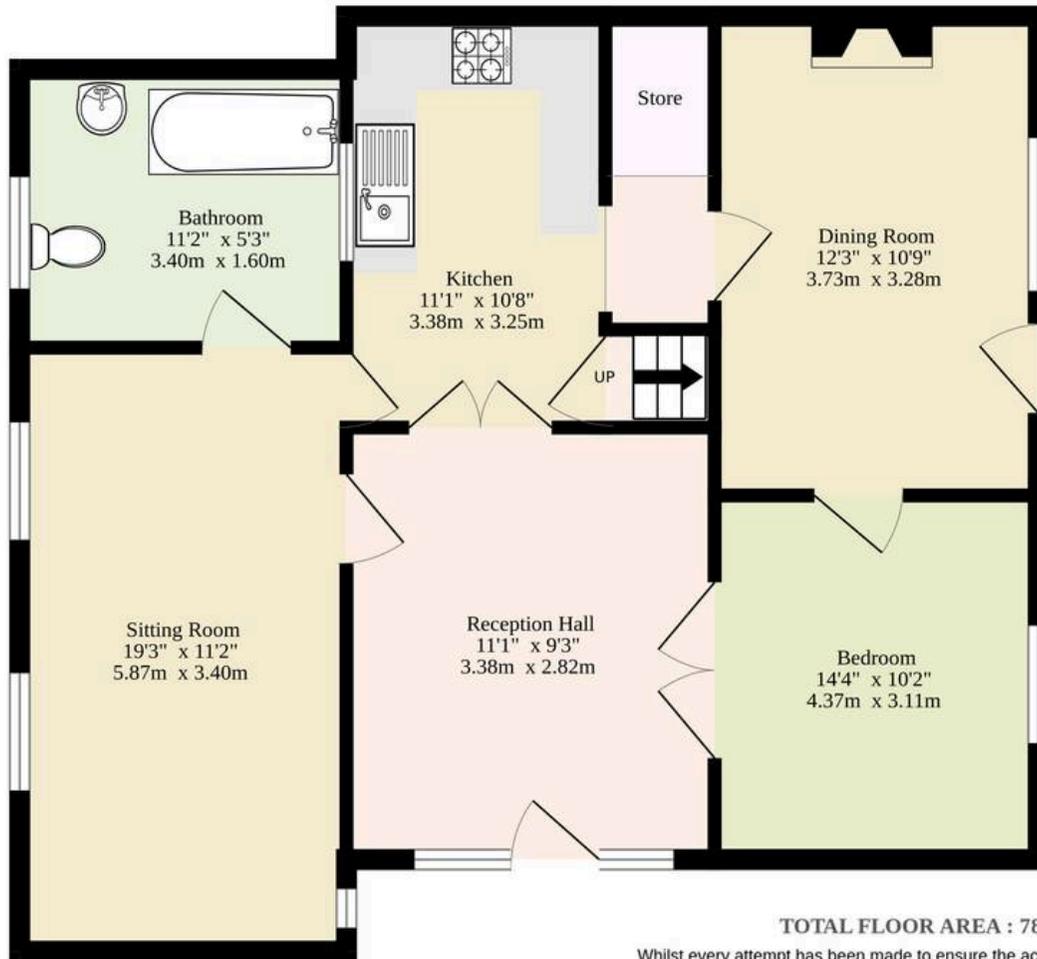
Also on the ground floor is a bedroom positioned at the front of the property, offering flexibility for use as a guest room, home office, or additional reception space.

Upstairs, the property features two double bedrooms along with an additional smaller room, ideal as a nursery, study, or dressing room, creating a versatile 2/3 bedroom layout to suit a variety of needs.

Externally, the property benefits from off-road parking and a garden space, both offering further potential for improvement or landscaping. Requiring modernisation, this is an excellent opportunity for buyers looking to create a bespoke home in a sought-after location.



**Ground Floor**  
780 sq.ft. (72.5 sq.m.) approx.



**1st Floor**  
0 sq.ft. (0.0 sq.m.) approx.



**TOTAL FLOOR AREA : 780 sq.ft. (72.5 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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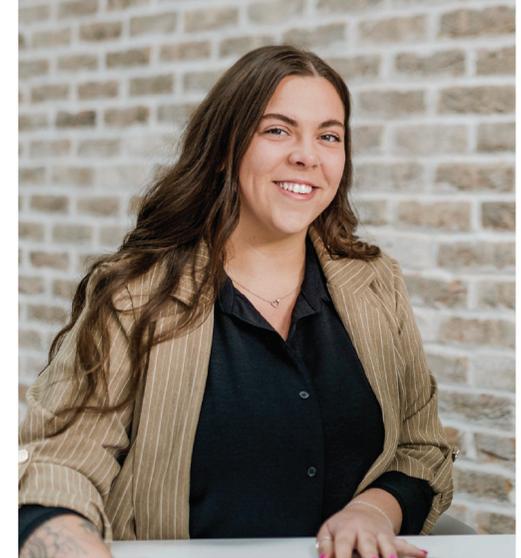
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