



30 Sunnyside, Diss

Diss



Minors & Brady

30 Sunnyside

Diss

Some homes simply feel right the moment you walk in, and this one has that ease about it, light in all the right places, generous living space, and a calm sense of order that makes everyday life run smoothly. Set in a well-regarded part of town, it offers a spacious bay-fronted sitting and dining room, a newly finished kitchen with utility, three comfortable bedrooms and two well-designed bathrooms. The landscaped garden is ready for relaxed evenings outdoors, and the driveway parking for two cars adds welcome practicality. Presented in excellent condition throughout, it's a home that's ready to settle into without hesitation.

- Attractive bay-fronted period semi-detached home in a sought-after residential area
- Presented throughout in excellent condition and ready for immediate occupation
- Spacious sitting and dining room with feature fireplace and excellent natural light
- Recently renovated kitchen with contemporary fittings and adjoining utility room
- Three well-proportioned bedrooms arranged from a central landing
- Modern family bathroom on the first floor plus additional ground-floor shower room
- Fully landscaped rear garden designed for low-maintenance outdoor living
- Double doors from the kitchen providing direct access to the garden
- Driveway parking for two vehicles at the front of the property

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Sunnyside sits in a quiet residential corner on the northern side of Diss, giving you a calm, settled setting while keeping the town centre close enough for everyday convenience. It's an area with a steady, lived-in feel, walkable, and tucked away from the busier routes, yet only a short trip from the independent shops, cafés, and essentials clustered around Mere Street and the Mere.

Supermarkets are easy to reach from Sunnyside, with Tesco Superstore and Morrisons on Victoria Road forming the main retail hub, and ALDI on Park Road just beyond. Families have several well-regarded options nearby, including Diss Infant and Nursery School, Diss Church of England Junior School, and Diss High School on Walcot Road. Roydon Primary School is also close for those looking just outside the town boundary.

Transport links are a strong point. Diss railway station, southeast of Sunnyside, offers direct services to Norwich, Ipswich, and London Liverpool Street, making commuting or day trips straightforward. Local bus routes connect Diss with surrounding villages, and the A1066 and A140 provide simple road access across Norfolk and Suffolk.

The overall lifestyle here is balanced: peaceful residential streets, quick access to shops and schools, and green spaces like the Mere and nearby countryside paths for anyone who enjoys being outdoors. Sunnyside works well for people who want calm surroundings without losing the practical benefits of being close to a market town.

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Set within one of the town's most sought-after neighbourhoods, this bay-fronted semi-detached period home has been thoughtfully refined to feel both characterful and contemporary. It's a house that immediately feels welcoming, with a natural sense of space and an easy connection between rooms that suits modern living.

The front sitting and dining room spans the length of the home, filled with natural light from the bay window and anchored by a feature fireplace. It's a versatile space, equally suited to relaxed evenings or hosting friends. From here, the flow leads into the recently renovated kitchen, where clean lines and modern cabinetry create a calm, practical workspace. Integrated appliances and a separate utility room keep everything running smoothly, while doors opening to the garden make outdoor dining and everyday movement effortless. A ground-floor shower room adds further convenience, especially for busy households.

Upstairs, the landing leads to three well-proportioned bedrooms, each finished with a considered approach to décor and offering plenty of room for everyday life. The main bedroom enjoys the soft light of the bay window and built-in storage, while the two rear bedrooms look out across the garden. The family bathroom is generously sized and finished with modern fittings, creating a comfortable space to unwind.



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The rear garden has been fully landscaped to offer a stylish, low-maintenance setting with a paved terrace ideal for outdoor meals and relaxed afternoons.

To the front, the driveway provides parking for two vehicles, a valuable asset in this part of town.

Presented in excellent order throughout, this is a home that has been carefully improved and is ready to enjoy from the moment you arrive. For buyers seeking period character, modern comfort and a garden designed for real use, it offers a compelling opportunity.

Agents Notes

Freehold

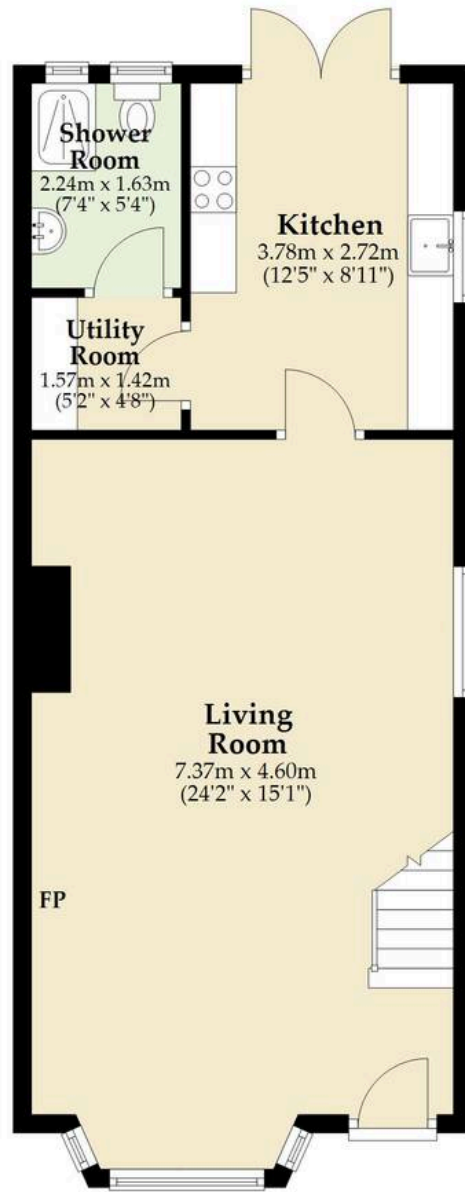
Connected to mains water, electricity, gas and drainage.

Gas heating system.



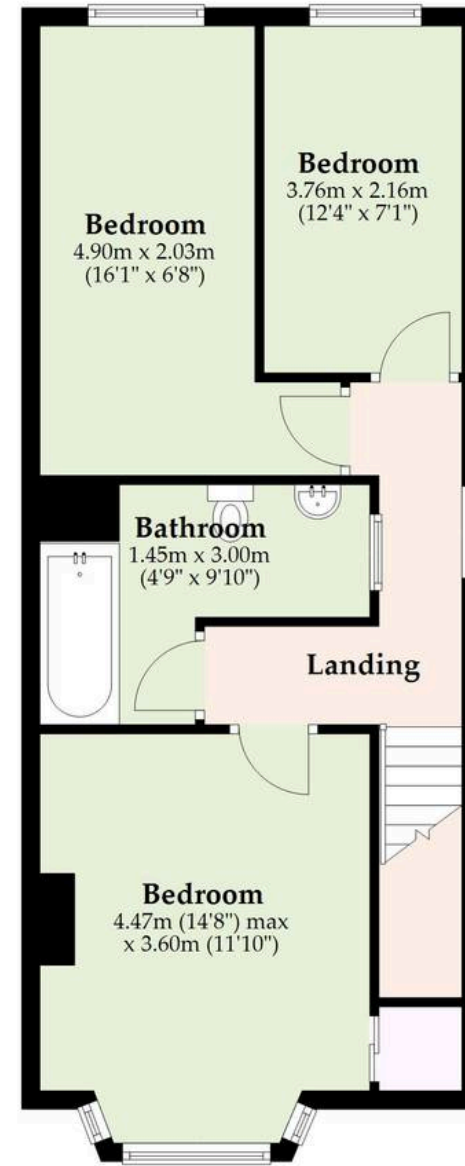
Ground Floor

Approx. 52.4 sq. metres (563.7 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.4 sq. feet)



Total area: approx. 105.0 sq. metres (1130.1 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk