



30 Ensign Way, Diss

Diss



Minors & Brady

30 Ensign Way

Diss

There's an immediate sense of everyday family life unfolding naturally here, in a home that sits opposite a green and play park and feels very much part of its friendly Diss neighbourhood. Recently re-decorated throughout, this beautifully presented three-storey home offers a contemporary, move-in-ready setting with generous living space, including a 22ft living/dining room with herringbone flooring, a bright conservatory and a modern kitchen/breakfast room complete with utility room. Six bedrooms are arranged across the upper floors, four on the first floor, three with built-in wardrobes and one with a balcony overlooking the green, plus two light-filled top-floor rooms served by a shower room. With a private rear garden, two allocated parking spaces and shops, schools and Diss station all within walking distance, it's a superb choice for families seeking space, convenience and a welcoming community setting.



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Diss

- Exceptional three-storey family home positioned in a quiet, friendly neighbourhood in the market town of Diss
- Recently re-decorated throughout, showcasing a contemporary, homely feel that is ready to move straight into
- Opposite a green and a park making it suitable for families with young children, as well as being within walking distance to a wide range of shops, schools and Diss train station
- 22ft living/dining room accentuated by Herringbone flooring, stylish panelling and French doors that open into the light-filled conservatory, framing views of the garden
- Kitchen/breakfast room equipped with modern cabinetry, a full-range of integrated appliances, a breakfast bar unit and a functional utility room
- First-floor hosts four lovely-sized bedrooms, one of which is complemented by a private en-suite and the remaining bedrooms share a family bathroom
- One bedroom flaunts French doors that open out to a balcony, overlooking the front green
- Two second-floor bedrooms with skylights that fill the space in abundance of natural light, benefiting from a shower room
- A private, maintained garden featuring a patio for seating and a laid to lawn
- Two allocated off-road parking spaces



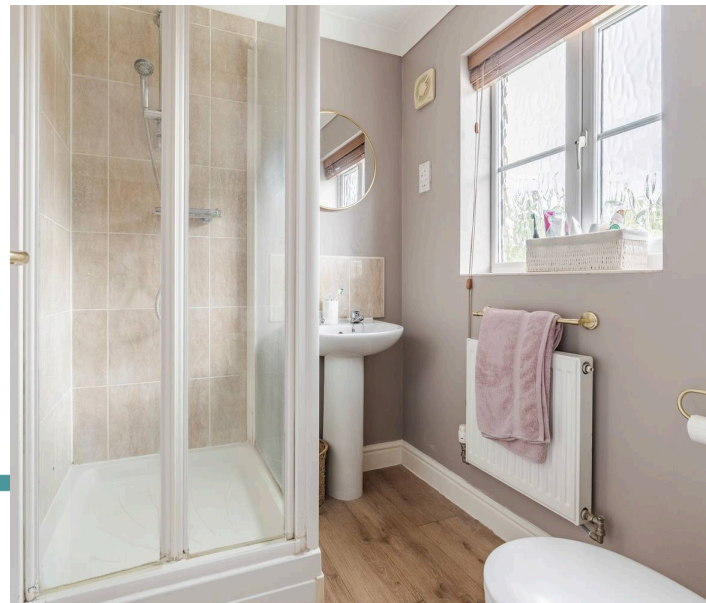
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Ensign Way sits in a quiet residential pocket on the southern side of Diss, giving you a calm, well-kept setting while still keeping everyday amenities close at hand. The town centre is roughly a 10–15 minute walk, putting cafés, independent shops, practical services and the weekly market within easy reach. Diss train station is also conveniently close, around a 15–20 minute walk or a short cycle, offering direct routes to Norwich, Ipswich and London, which adds real flexibility for commuting or days out.

For food shopping, the nearest major supermarkets are Tesco Superstore and Morrisons, with smaller independents dotted through the town. Families have straightforward options too, with Diss Church of England Junior Academy, Roydon Primary School and Diss High School all within a practical distance. Altogether, Ensign Way supports a lifestyle that balances quiet residential living with the ease of having Diss' amenities, green spaces and transport links close enough to use without effort.



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Positioned within a quiet, friendly neighbourhood in the market town of Diss, this exceptional three-storey home enjoys an enviable setting opposite a green and children's play park, an ideal choice for families. The property is also within comfortable walking distance of local shops, well-regarded schools and Diss train station, offering convenient links for commuters.

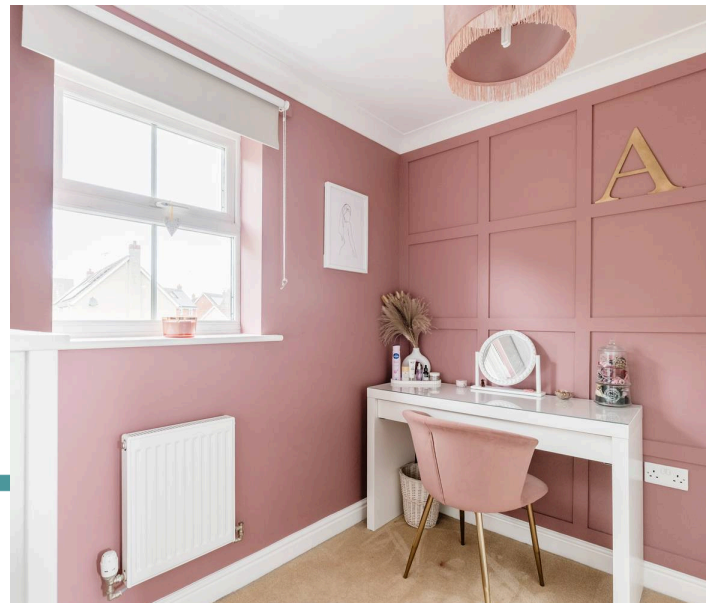
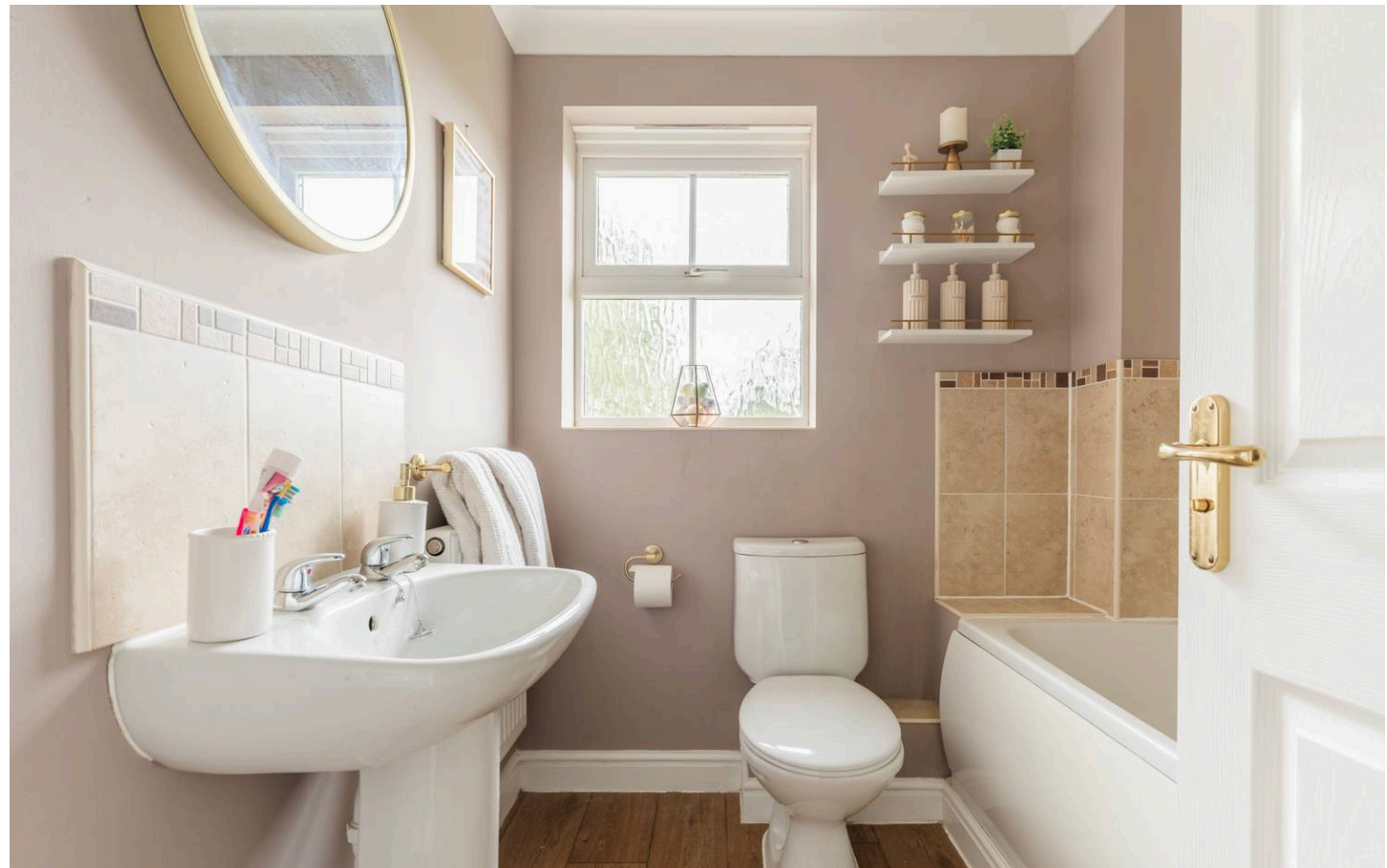
Recently re-decorated throughout, the house presents a contemporary, homely feel and is ready for its next owners to move straight in.

A welcoming entrance hall sets the tone, bright and airy, and complemented by a useful WC. The impressive 22ft living/dining room features stylish herringbone flooring, elegant panelling and French doors that open into the light-filled conservatory, a superb space for everyday living and entertaining, with lovely views across the garden.

The kitchen/breakfast room is fitted with modern cabinetry, a full range of integrated appliances, a breakfast bar unit and patterned flooring that adds character. A practical utility room sits adjacent, providing additional storage and appliance space.

The first floor hosts four well-proportioned bedrooms, three of which benefit from built-in wardrobes. One bedroom enjoys its own private en-suite, while the remaining rooms are served by a modern family bathroom. A further bedroom features French doors opening onto a balcony, offering a pleasant outlook over the front green.

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The top floor provides two additional bedrooms, each enhanced by skylights that draw in an abundance of natural light. A well-appointed shower room completes this versatile level, making it ideal for older children, guests or those seeking dedicated work-from-home space.

The private rear garden is neatly maintained, offering a patio area for outdoor seating and a lawn for children to play. The property also benefits from two allocated off-road parking spaces.

A beautifully presented and thoughtfully arranged family home in a desirable Diss location, offering generous accommodation across three floors, modern interiors and excellent access to local amenities.

Agents Notes

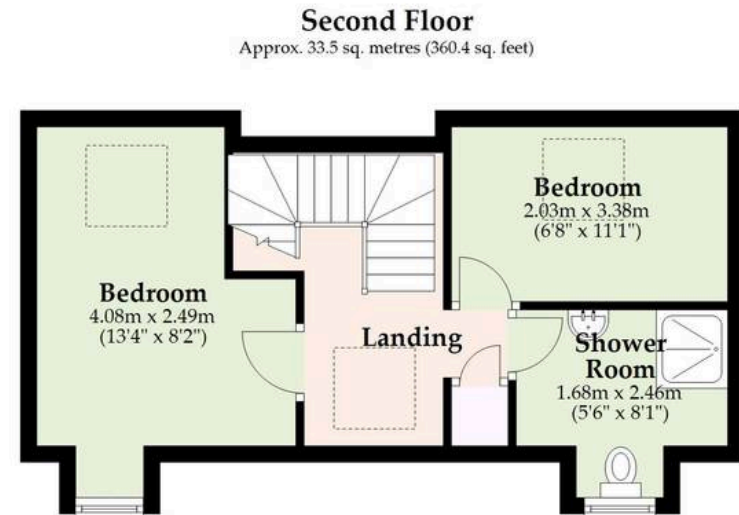
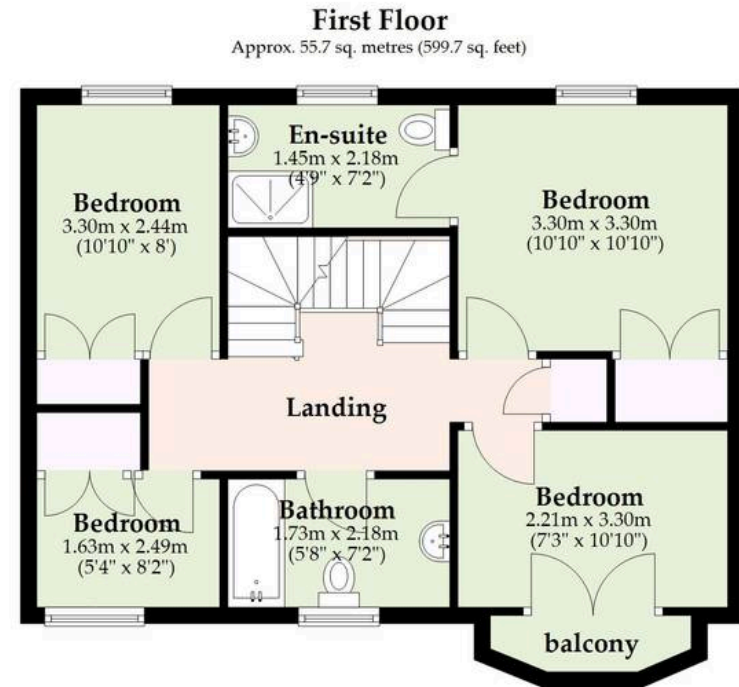
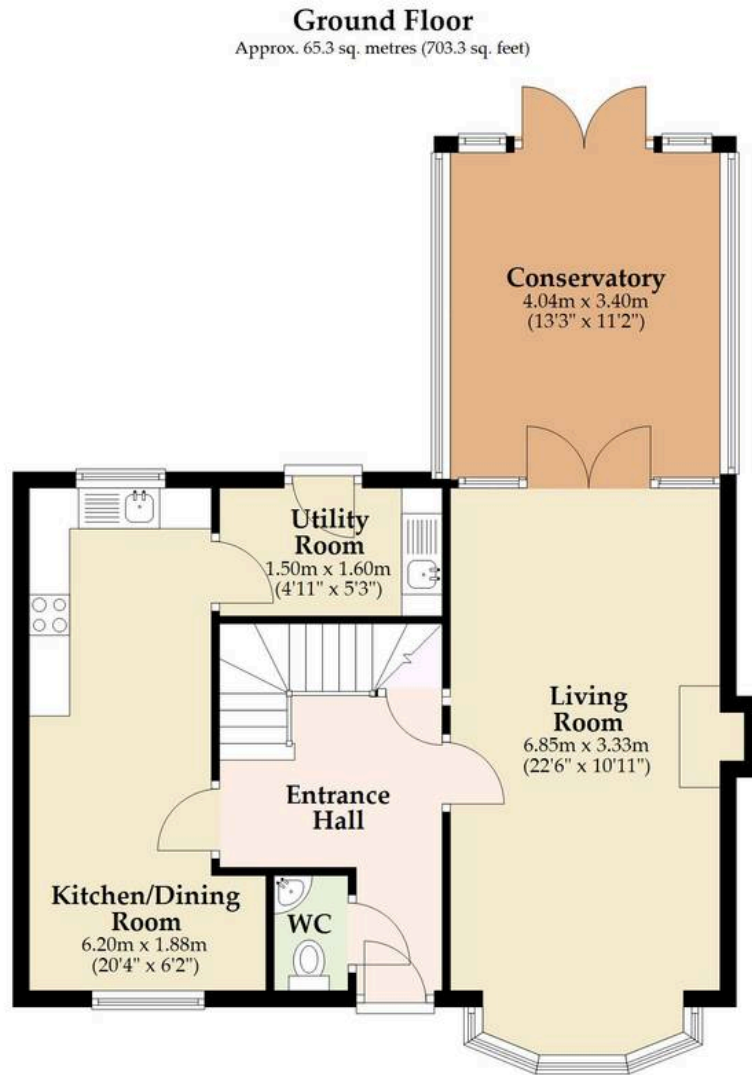
Freehold

Connected to mains water, electricity, gas and electricity.

Gas central heating.



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Total area: approx. 154.5 sq. metres (1663.4 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



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Meet *Theo*
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