



19 Frenze Road, Diss

Diss



Minors & Brady

Rich in 1930s heritage yet thoughtfully reimagined for modern living, this is a home where character and contemporary comfort exist in perfect balance. Inside, its personality unfolds effortlessly, from the sitting room where a wood-burning stove sits within the original metal surround, to the charming curved nook where afternoon light naturally gathers. The rhythm of daily life centres around the light-filled breakfast room, where Velux windows above and French doors on either side blur the line between indoors and garden. A considered kitchen, finished with Smeg and Bosch appliances, balances clean design with dependable function. The ground floor offers an unusual level of flexibility, including a dual-aspect room that easily transitions from reception space to guest bedroom, complemented by a new shower room. Upstairs, the principal bedroom enjoys its own dressing room complete with fitted wardrobes and a private basin, adding a subtle layer of everyday luxury. All of this is framed by gardens that wrap around the house, following the sun from a south-facing aspect through to golden evening light in the west, creating ever-changing spaces to relax, entertain and simply enjoy the setting.

- Private gravel driveway approach creating a strong sense of arrival, seclusion and calm
- Beautifully refurbished 1930s home blending retained character features with high-quality modern upgrades
- Contemporary fitted kitchen with integrated Smeg and Bosch appliances and understated finishes
- Three versatile reception spaces offering flexibility for entertaining, relaxation or lifestyle needs
- Flexible ground floor layout including potential guest bedroom with adjacent shower room
- Principal bedroom with dressing room featuring fitted wardrobes and private basin
- Established gardens approaching half an acre (stms)





M&B

The Location

Frenze Road is a well-regarded residential street set within comfortable walking distance of the centre of Diss, a historic market town known for its character and strong sense of community. The location strikes a balance between convenience and a quieter residential setting, making it particularly appealing to a range of buyers, from families to those looking to downsize while remaining close to amenities.

The town centre offers a mix of independent retailers, cafés, and everyday essentials, alongside well-known supermarkets such as Morrisons and Tesco. There are also regular markets and local services that contribute to Diss's traditional market town atmosphere. Dining options are varied for a town of its size, with a selection of pubs, takeaways, and casual eateries.

For families, the area is supported by established local schools including Diss Church of England Junior Academy and Diss High School. While not extensive, the schooling provision is practical and accessible, contributing to the town's steady popularity with local families.

Healthcare provision is straightforward, with Diss Health Centre providing GP services, alongside pharmacies and dental practices within the town. For more specialised care, larger hospitals can be reached in nearby towns and cities.

One of Diss's most distinctive features is Diss Mere, a natural lake close to the town centre, offering an attractive setting for walks and a focal point for the community. Surrounding green spaces and countryside walks are easily accessible, adding to the area's appeal for those who enjoy outdoor space without being in a fully rural location.



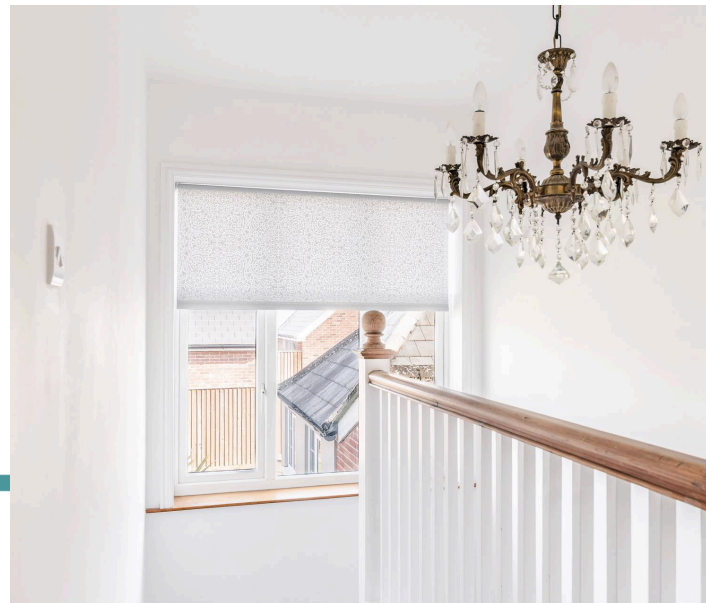
Transport links are a key advantage. Diss railway station is approximately a 15-minute walk from Frenze Road and sits on the main line between Norwich and London Liverpool Street, making it a practical option for commuters, particularly those travelling into London. Road connections are also good for the region, with the A140 and A143 providing access across Norfolk and into Suffolk, including routes towards Ipswich and Bury St Edmunds.

Frenze Road, Diss

Set back from the road and approached via a gravel driveway, this 1930s character home immediately evokes a sense of calm, privacy and understated elegance. Arriving at a garage, potting shed and store, the setting hints at the lifestyle within, one of quiet enjoyment, gardening and a deep appreciation for both indoor comfort and outdoor beauty.

Over the past five years, the current owners have lovingly refurbished the property to a high specification, not simply updating it, but enhancing the way it is lived in day to day.

Stepping inside through the porch, the welcoming hallway, with its newly fitted cloakroom cupboard sets the tone for a home that is both practical and full of character. The improvements are immediately evident yet never overpower the home's heritage; double glazing, new external doors, a recently installed burglar alarm, a new water softener and gas central heating via an Ideal boiler (2019) all work quietly in the background to ensure efficiency. Thoughtful finishing touches, such as the fitted blinds and Roman blinds, along with elegant crystal chandeliers that remain, add a softness and cohesion throughout.



The heart of the home lies within its trio of reception rooms, each offering a different mood depending on the time of day or season. The sitting room is particularly captivating, a space where the current owners have balanced sociability with relaxation. High ceilings and delicate coving frame the room, while the original 1930s metal surround now houses a newly installed wood-burning stove, creating a natural focal point. Light pours in from all angles, dancing across the room and settling into the charming curved nook, a perfect spot to sit with a book as the afternoon sun streams in.

Even with a pool table in place, the room retains a cosy, inviting feel, easily shifting from lively evenings with friends to quiet nights by the fire.

The dining room, with two windows to one aspect, is consistently bathed in natural light. Ceiling roses and hard flooring complement the sense of occasion here, where long dinners and celebrations feel entirely at home.

The breakfast room offers a more informal, yet equally special, experience. With Velux windows above and French doors to either side, this space feels almost garden-like, filled with warmth and light from every direction.

The newly fitted kitchen continues this theme of understated quality, finished in neutral tones and accented with brushed chrome fixtures. Integrated appliances from Smeg and Bosch provide both style and reliability, creating a space that is as functional as it is visually pleasing, perfectly suited to both everyday cooking and entertaining alike.

Nearby, the utility room ensures the practicalities of daily life are neatly tucked away. Versatility is a key feature of the ground floor. A dual-aspect room currently used as an additional reception space doubles beautifully as a guest bedroom, especially with the convenience of the newly installed ground floor shower room nearby.



A study and separate office, though more compact, provide ideal work-from-home solutions, quiet corners that support productivity without intruding on the home's flow.

Upstairs, the sense of comfort continues. Three well-proportioned bedrooms are arranged around the landing, along with the family bathroom, thoughtfully designed to include a bath, separate shower, and bidet. Bedroom one enjoys the luxury of a dressing room fitted with new wardrobes and even its own sink, an intimate, private space that enhances the feeling of retreat. Bedroom two also benefits from newly fitted wardrobes, ensuring storage is both stylish and practical.

Outside, the lifestyle this home offers truly comes into its own. Set within grounds approaching half an acre (STMS), the gardens wrap gently around the property, each aspect offering something different.

The south-facing garden captures the warmth of the day, while the west-facing garden becomes a haven in the evening light, perfect for unwinding as the sun sets. The current owners have nurtured the grounds with clear affection; blossom trees, flowering plants and established greenery create a setting that changes beautifully with the seasons.

From spring blooms to summer evenings, this is a garden to be enjoyed, explored, and lived in.

Practical enhancements continue externally, with a new garage door, newly laid courtyard and pathways, and three outside taps supporting both maintenance and enjoyment of the grounds.

This is more than a house, it is a home shaped by the way it has been lived in. A place where light, space, and character come together, where modern improvements support rather than overshadow its heritage, and where every room and garden corner tells a story of comfort, care, and quiet, everyday luxury.

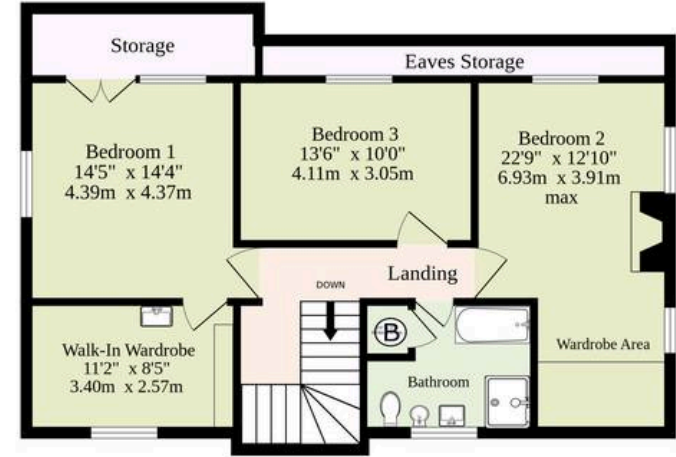


M&B

Ground Floor
1866 sq.ft. (173.4 sq.m.) approx.



1st Floor
942 sq.ft. (87.5 sq.m.) approx.



Including Garage & Store

TOTAL FLOOR AREA : 2808 sq.ft. (260.9 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.
Made with Metropix ©2026

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

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

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