



10 Linden Grove, Roydon

Diss



Minors & Brady

10 Linden Grove

Roydon, Diss

Positioned within a quiet cul-de-sac on the outer skirts of the market town of Diss, this detached home offers a balanced and well-connected way of living, where village surroundings meet everyday convenience. The property has been arranged to support modern family life, with a spacious and flexible layout that allows each area to be used in a way that suits individual routines, whether that is time spent working from home, gathering with family or hosting friends. Light-filled living spaces open out to a private, landscaped garden, creating a natural flow between inside and out and adding to the overall sense of ease. With a wide range of essential amenities, schooling and transport links available close by in Diss, the location provides both practicality and accessibility, while the setting itself remains quiet and settled.



10 Linden Grove

Roydon, Diss

- Down a quiet cul-de-sac in the Suffolk village of Roydon, lies this detached residence that forms a beautiful family home
- On the outer skirts of the market town of Diss, with easy access to a wide range of essential amenities
- Showcases a spacious and flexible layout that can easily adapt to your families lifestyle preferences and interior style
- 25ft open-plan living/dining room with sliding doors that open out to the garden, creating a light-filled space for relaxation and entertaining
- Updated kitchen fitted with modern cabinetry, quality worktops, an integrated oven, a dishwasher and a fridge/freezer
- Three bedrooms offering comfort and privacy, two of which has built-in storage
- Family bathroom comprises of a classic three-piece suite
- A private, landscaped garden that is beautifully maintained, featuring a patio for seating, a laid to lawn, established beds and a timber storage shed
- A paved/shingled driveway providing off-road parking for multiple vehicles, leading up to the integral garage for storage/workshop use



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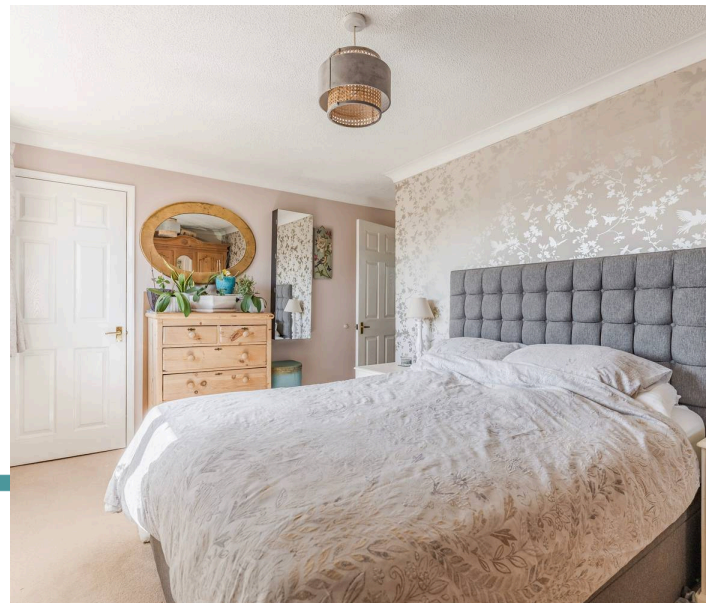
10 Linden Grove

Roydon, Diss

Roydon

Linden Grove is located in the Roydon area of Diss, a well-established residential part of the town, just under a mile from Diss town centre. This proximity means local shops, cafés, and essential services along Market Hill and Mere Street are within easy walking distance. Larger supermarkets such as Tesco, Morrisons, and Aldi are also a short drive away, making grocery shopping convenient.

Families benefit from nearby schools, including Roydon Primary School, Diss Church of England Junior Academy, Diss Infant Academy, and Diss High School, all within a mile or so, ensuring a range of educational options. The area is well served by transport links: Diss railway station is accessible by a short walk or drive, providing regular services to Norwich and London Liverpool Street, while local bus routes connect the town with surrounding villages. Linden Grove offers a lifestyle that balances a peaceful, suburban environment with easy access to the amenities and cultural life of a historic market town.



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The approach is neat and understated, with a paved and shingled driveway providing off-road parking for several vehicles and leading to an integral garage, ideal for storage or workshop use. Stepping inside, the entrance hall is bright and airy, creating an immediate sense of space, with practical understairs storage and a conveniently placed cloakroom.

To the rear, the principal reception space is arranged as a generous open-plan sitting and dining room, designed to adapt easily to a range of lifestyles. This is a room that lends itself equally to everyday living and more sociable occasions, with sliding doors opening directly onto the garden and allowing natural light to move through the space. The connection to the outside enhances the overall atmosphere, particularly during the warmer months.

The kitchen has been updated with a modern finish, fitted with streamlined cabinetry and complemented by quality worktops. Integrated appliances, including an oven, dishwasher and fridge/freezer, provide a practical and efficient space that works well for both daily routines and more relaxed cooking.



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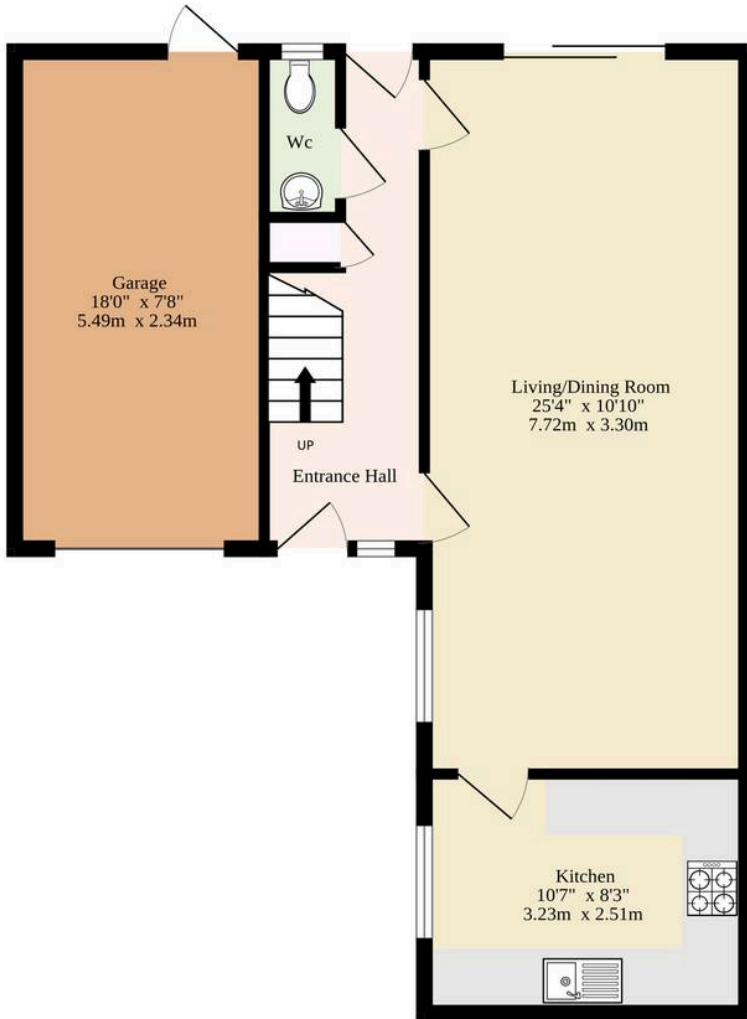
Upstairs, three bedrooms offer comfortable and private accommodation, each thoughtfully arranged. Two of the rooms benefit from built-in storage, supporting a clean and uncluttered feel. The family bathroom is fitted with a classic three-piece suite, presented in a timeless and functional style.

The rear garden has been carefully landscaped to create a private and well-maintained environment, offering a natural extension of the living space. A paved patio provides an ideal setting for outdoor seating, while the lawn is framed by established planting that brings structure and seasonal interest. A timber shed is neatly positioned, providing additional storage without interrupting the overall setting.

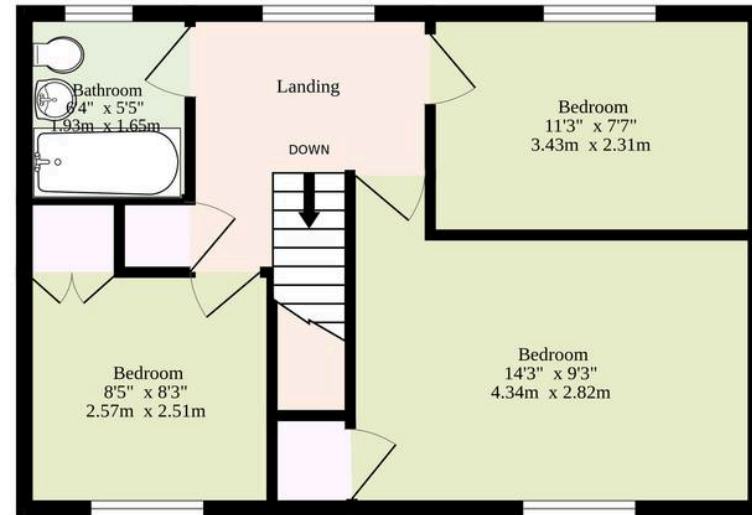
Its setting within a quiet cul-de-sac, combined with a thoughtfully maintained garden and adaptable living spaces, creates a property that feels both practical and quietly appealing, ready to support a variety of lifestyles over time.



Ground Floor
602 sq.ft. (55.9 sq.m.) approx.



1st Floor
399 sq.ft. (37.1 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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*
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Meet *Theo*
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