



26 St. Marys Court Church Street, Diss

Diss



Minors & Brady

An inviting first-floor apartment designed for comfortable and low-maintenance living within a well-kept over 55's development, this neatly presented home enjoys a convenient position close to everyday amenities. A central hallway leads to a generously sized 17-foot sitting room filled with natural light and offering space for both relaxing and dining. The modernised kitchen is well arranged with integrated appliances and excellent storage, making daily use straightforward and practical. Two flexible double bedrooms are provided, with the main bedroom featuring fitted wardrobes and direct access to a private balcony terrace. A contemporary three-piece shower room completes the accommodation, delivering both comfort and ease. Together with communal off-road parking and an external storage cupboard, this appealing apartment offers a well-balanced and manageable lifestyle in a friendly setting.

- Well-maintained over 55's development offering a calm and community-focused setting
- First-floor apartment with easy access and a practical, well-planned layout
- Generous 17-foot sitting room with space for both living and dining furniture
- Updated kitchen featuring integrated appliances and excellent storage solutions
- Two well-proportioned double bedrooms offering flexible living arrangements
- Main bedroom benefiting from fitted wardrobes and access to a private balcony terrace
- Modern three-piece shower room with vanity storage and heated towel rail
- Neatly presented throughout, ready for immediate occupation
- Useful external storage cupboard providing additional practicality
- Communal off-road parking available for residents and visitors





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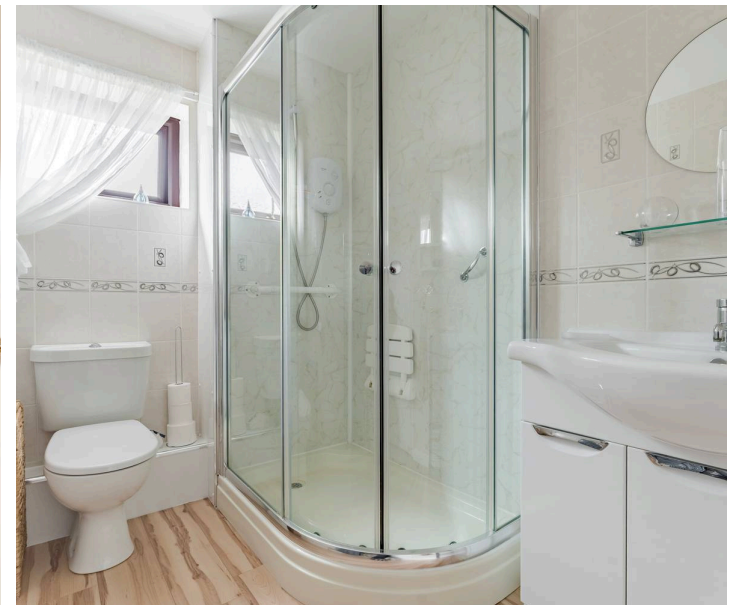
The Location

St Marys Court is a residential setting located just a short walk from the centre of Diss, a thriving market town in South Norfolk. The area benefits from a wide range of local amenities, with several independent shops, cafés and supermarkets, including Morrisons and Tesco, conveniently close at hand. Families are well served by nearby schools such as Diss Church of England Junior Academy and Diss High School, both easily accessible. Healthcare needs are catered for by the Diss Health Centre and local dental practices, offering comprehensive medical services to residents.

For commuters, Diss railway station is approximately a 15-minute walk away and provides direct rail links to Norwich, Ipswich and London Liverpool Street. Regular bus services also operate throughout the town and into surrounding villages. Residents can enjoy nearby green spaces including Diss Mere and local parklands, while excellent road connections are provided by the A140 and A143, offering easy travel across Norfolk and Suffolk.

St. Marys Court, Diss

Set within a well-maintained over 55's development in a convenient town-centre location, this first-floor apartment offers comfortable, low-maintenance living with all amenities close at hand. Communal off-road parking is available to the front, and the property benefits from a useful external storage cupboard, providing additional practicality from the outset.



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Inside, the flat is neatly presented and well laid out, with a central hallway giving access to all rooms. One of the standout features is the generous sitting room, measuring approximately 17 feet in length, offering ample space for both seating and dining furniture if desired. Large windows allow plenty of natural light, creating a bright and welcoming atmosphere suitable for everyday living or entertaining visitors.

The kitchen has been updated and is fitted with a good range of units and work surfaces, offering excellent storage alongside integrated appliances. Thoughtfully arranged, it provides a practical and easy-to-use space for day-to-day cooking.

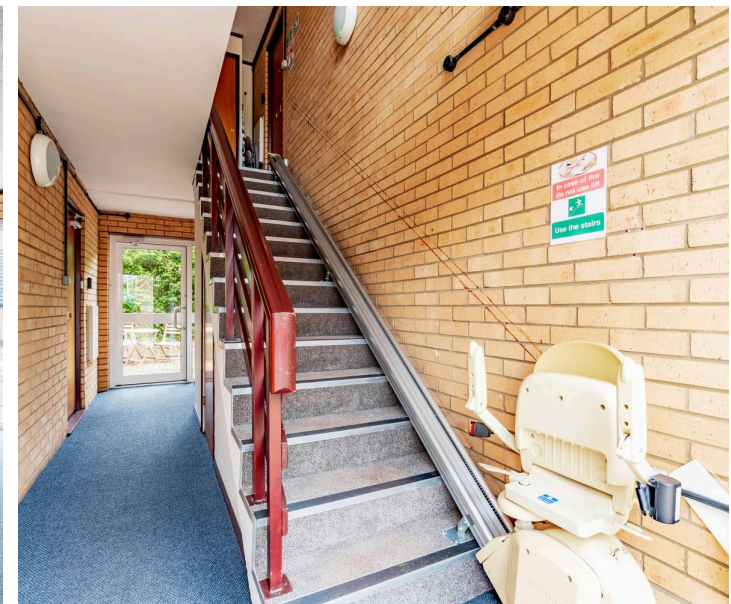
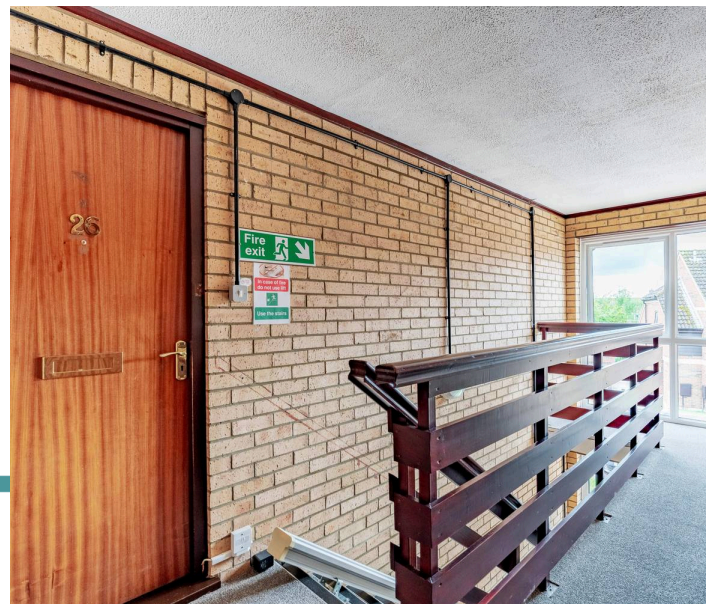
There are two double bedrooms, allowing flexibility depending on individual needs. The main bedroom is particularly spacious and benefits from fitted wardrobes as well as access to a private balcony terrace, a pleasant spot to enjoy some fresh air during the warmer months. The second bedroom is also well proportioned and currently lends itself well to use as a dining room or guest accommodation.

Completing the internal accommodation is a modern three-piece shower room, fitted with a corner shower enclosure, vanity storage and heated towel rail, offering both comfort and convenience. Overall, this appealing apartment combines generous room sizes, a practical layout and a sociable setting, making it an excellent choice for those seeking relaxed and manageable living within a friendly development.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

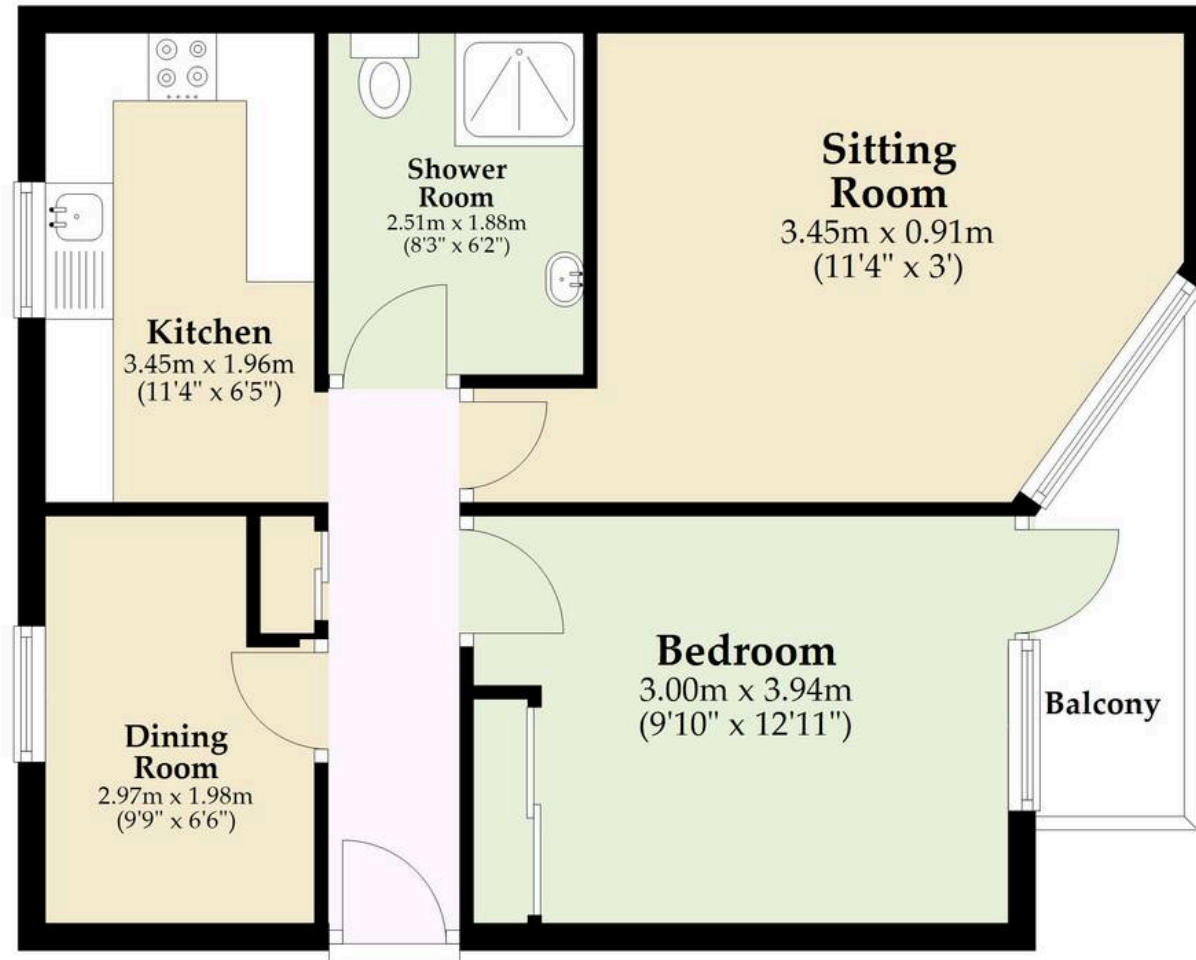
The vendor has advised that communal off-road parking is available within the development. Prospective purchasers are advised to satisfy themselves with the parking arrangements prior to proceeding, as the property itself does not include an allocated or private parking space.



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Apartment

Approx. 49.6 sq. metres (534.2 sq. feet)
(excluding Balcony)



Total area: approx. 49.6 sq. metres (534.2 sq. feet)

Sqft excludes hall, landing and garage.

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

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