



87 Roydon Road, Diss

Diss



Minors & Brady

87 Roydon Road

Diss

This is the kind of home that instantly feels easy to live in, bright, calm and thoughtfully put together, with spaces that encourage you to slow down and enjoy where you are. Set in a well-loved corner of Diss, it offers that rare blend of convenience and countryside, where morning walks, a quick coffee in town and a fast train to the city all sit comfortably within reach. Inside, the flow is effortless: a welcoming hallway, a beautifully updated kitchen that naturally becomes the gathering place, and a garden room that fills with sunlight throughout the day. It's a space made for relaxed breakfasts, quiet afternoons with the doors open, and evenings that drift out into the south-facing garden. Upstairs, the four bedrooms offer room for family life, creative projects or a peaceful home office. With its generous plot, double garage and neatly kept outdoor spaces, the house offers somewhere to settle, grow and enjoy the best of this friendly market town.

Agents Notes

Freehold

Remus management, with a maintenance fee of £320 p/a.

Connected to mains water, electricity, gas and drainage.

Please note that the Oak tree located at the front of the property has a TPO.

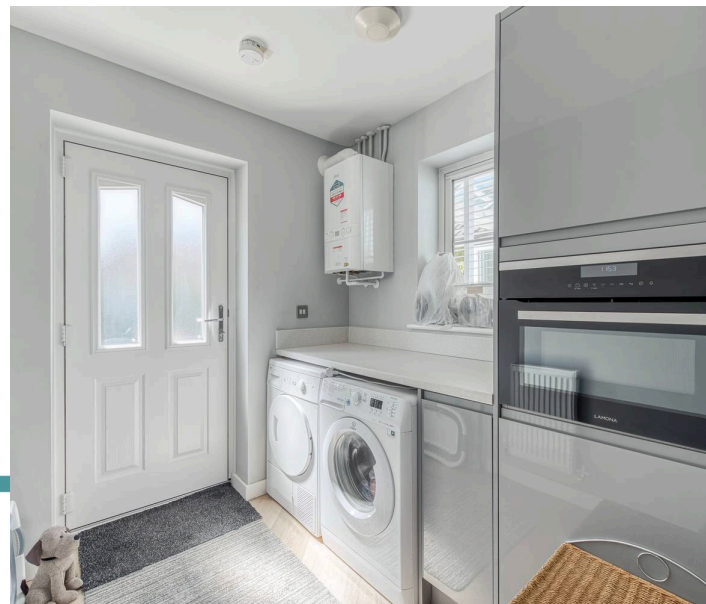


M&B

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- Vendor found an onward purchase
- Well-positioned home to the west of Diss, within easy reach of the town centre and surrounding countryside
- Modern detached property built in 2015 by Persimmon Homes, offering over 1,500 sqft of well-planned living space
- Immaculately presented throughout with a high-quality finish and a recently upgraded kitchen/dining space
- Light-filled garden room with a southerly aspect, creating an inviting additional living area
- Four well-proportioned bedrooms, including a principal bedroom with private en-suite
- Attractive, south-facing rear garden enjoying all-day sun, with a generous terrace ideal for outdoor dining
- Detached double garage and ample off-road parking
- Convenient access to Diss railway station with direct services to Norwich and London Liverpool Street



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Roydon Road sits on the western edge of Diss, giving you a calm, residential setting while still keeping the town centre within easy reach, typically a 10–15 minute walk depending on where you start. Everyday essentials are close by, with Tesco Superstore and Morrisons the nearest major supermarkets, plus a range of independents in the town centre. Families benefit from having Roydon Primary School and Diss Church of England Junior Academy nearby, with Diss High School also within straightforward reach.

Transport links are a strong point: Diss railway station offers direct services to Norwich, Ipswich and London Liverpool Street, and the A1066 connects easily to surrounding villages and market towns. The area suits a lifestyle that blends convenience with a quieter, community-focused feel, close enough to enjoy Diss' cafés, parks and weekly market, yet slightly removed from the busiest streets.



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A contemporary home with a calm, confident presence. This property sits to the west of Diss in a quiet pocket, long-favoured for its easy connection to both town and countryside. Roydon Road has always held appeal for those who want everyday convenience without losing that sense of space and greenery, and this house fits beautifully into that lifestyle.

Built in 2015 by Persimmon Homes, the house feels modern, well-considered and wonderfully balanced. Its design emphasises light, flow and generous proportions, offering over 1,500 sqft of living space. The current owners have elevated the interior with thoughtful upgrades, most notably the kitchen/dining space, refitted only a few years ago with a clean, contemporary aesthetic and high-quality finishes. It's now the natural heart of the home, opening easily into the garden room where sunlight pours in throughout the day thanks to the southerly aspect.

The ground floor has a welcoming rhythm: a wide entrance hall with smart flooring, a bright dual-aspect reception room with views of greenery to the front, and folding doors at the rear that draw you into the garden room. The utility room provides practical access to the outside, keeping the main living areas calm and uncluttered.



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Upstairs, all four bedrooms are comfortable and well-proportioned, offering flexibility for family life, guests or home working. The principal bedroom enjoys its own en-suite, creating a private retreat, while the remaining rooms share a sleek, modern bathroom.

Outside, the house sits on a well-sized plot, thoughtfully landscaped and designed for easy enjoyment. The rear garden is a standout feature: south-facing, sheltered and arranged around a broad terrace ideal for outdoor dining or simply unwinding. Beyond, a neat lawn is enclosed by fencing, creating a peaceful, private space.

To the front, there is generous parking and a detached double garage, adding both practicality and future potential.

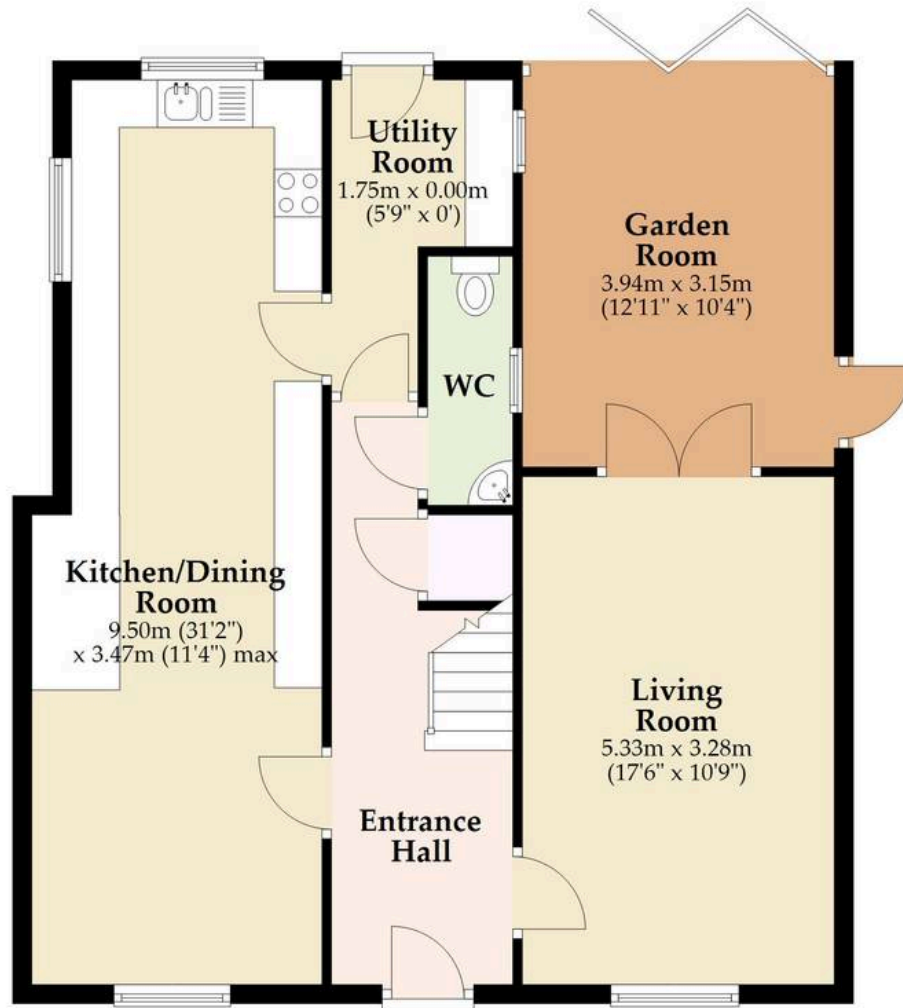
This is a home that offers modern comfort without losing warmth or character, a place designed for relaxed living, with everything Diss has to offer just a short stroll away.



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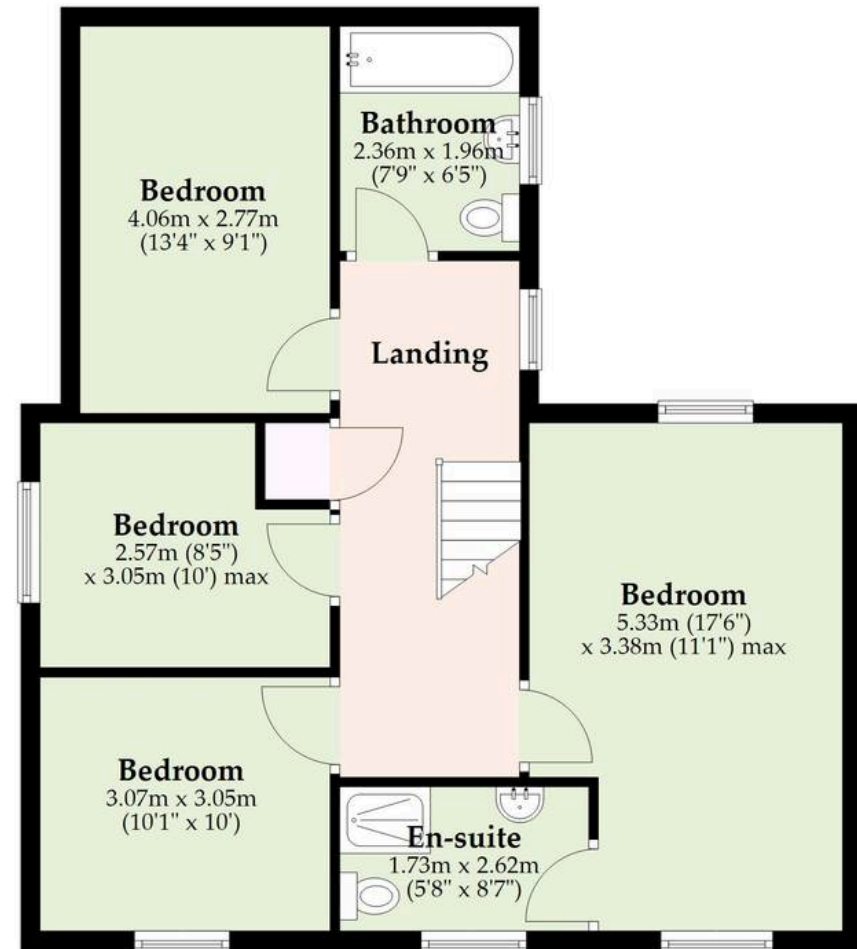
Ground Floor

Approx. 79.2 sq. metres (852.7 sq. feet)



First Floor

Approx. 66.8 sq. metres (718.9 sq. feet)



Total area: approx. 146.0 sq. metres (1571.7 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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