



1 Cormorant Close, Diss

Minors & Brady



1 Cormorant Close

Diss

Set along a quiet cul-de-sac in the market town of Diss, this semi-detached home offers a welcoming, move-in-ready setting with bright living spaces, an upgraded kitchen/dining room opening to the garden, a principal bedroom with en-suite, flexible additional bedrooms and a private, well-kept outdoor area, all complemented by a generous brick-weave driveway, an appealing choice for first-time buyers or small families seeking comfort, convenience and a home that supports an easy, everyday lifestyle.

- Offered chain free!
- Semi-detached residence positioned down a quiet cul-de-sac in the market town of Diss, Norfolk
- Turn-key interior, with a neutral décor that can easily adapt to your own preferences and style
- Suitable option for first-time buyers or small families looking for a home that is ready to move straight into
- Easy access to a wide range of amenities and countryside walks
- Comfortable living room that is filled with an abundance of natural light, inviting relaxation and entertaining
- Upgraded kitchen/dining room equipped with quality cabinetry, an integrated oven, a dishwasher, a fridge/freezer and French doors that open out to the garden
- Three bedrooms offering comfort and privacy, one of which is a principal bedroom with a private en-suite
- Family bathroom comprising of a contemporary three-piece suite
- A private, well-maintained garden featuring a patio for outdoor seating, a laid to lawn and planted beds



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The Location

Cormorant Close sits within a well-established residential pocket on the northern side of Diss, offering a calm suburban setting while keeping everyday essentials close at hand. The market town's centre is around ten minutes away, giving straightforward access to its independent shops, cafés and practical services. Larger stores are also within easy reach, with Tesco Superstore and Morrisons both a short drive from the Close. Families benefit from nearby schooling, including Diss Infant Academy and Diss Church of England Junior Academy, with Diss High School serving older students.

Transport links are a strong feature of the area. Diss Station sits on the mainline to Norwich and London Liverpool Street, making commuting or weekend trips simple, while local bus routes connect surrounding villages and market towns. The wider landscape adds to the lifestyle appeal, with open countryside, walking routes and local parks providing space to unwind without leaving town. Overall, Cormorant Close offers a practical and well-connected base within one of Norfolk's most popular market towns.



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Diss

Cormorant Close

Set within a quiet cul-de-sac in the market town of Diss, this semi-detached home offers a welcoming environment for those seeking a property that feels ready from day one.

Its turn-key interior and neutral décor create an easy backdrop for everyday living, allowing new owners to settle in quickly and shape the spaces to their own taste.

The entrance hall introduces the home with a bright, airy feel, complemented by Karndean flooring that continues throughout the ground floor. A convenient WC sits to one side, while the living room provides a comfortable setting for both relaxed evenings and casual entertaining. Natural light fills the space, giving it a calm, uplifting quality that suits a range of lifestyles.

To the rear, the upgraded kitchen/dining room brings a more contemporary tone. Quality cabinetry, an integrated oven, dishwasher and fridge/freezer, along with downlighters, make it a practical and enjoyable place to cook and gather. French doors open directly onto the garden, encouraging an easy flow outdoors during warmer months and offering a pleasant outlook year-round.



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Upstairs, three bedrooms provide flexibility for modern living. The principal bedroom benefits from its own private en-suite, while the remaining rooms offer options for a nursery, dressing room or dedicated home office. A contemporary family bathroom completes the floor with a three-piece suite.

The garden is a private, well-maintained space designed for simple enjoyment. A patio offers room for outdoor seating, with a laid-to-lawn area and planted beds adding gentle character.

To the front, a large brick-weave driveway provides off-road parking for multiple vehicles.

Altogether, this is a home that suits first-time buyers or small families looking for a comfortable, move-in-ready property in a peaceful setting. With Diss's amenities and transport links within easy reach, it offers a balanced lifestyle where convenience and comfort come together naturally.

Agents Notes

Freehold.

Maintenance fee: £175 p/a.

Connected to mains water, electricity, gas and drainage.

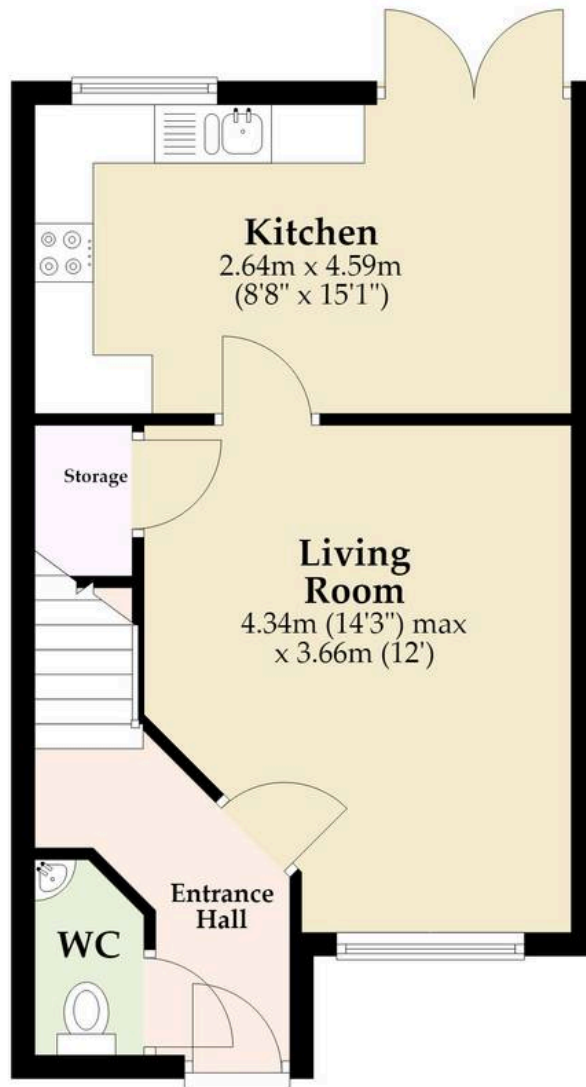
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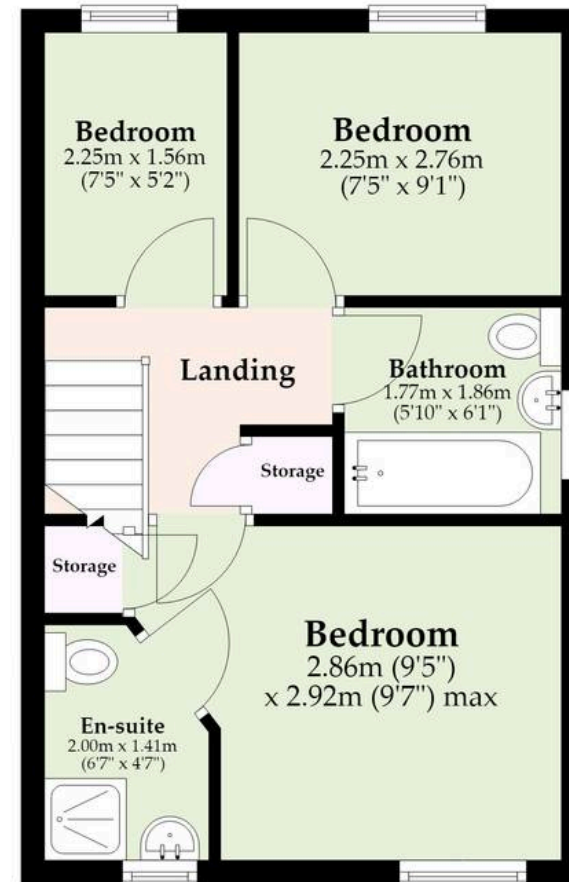
Ground Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.2 sq. feet)



Total area: approx. 66.1 sq. metres (711.9 sq. feet)

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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.

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