



1 Gissing Road, Burston

Minors & Brady



1 Gissing Road

Burston, Diss

Set on the edge of Burston and within easy reach of Diss, this semi-detached home offers bright, adaptable living spaces, three well-proportioned bedrooms and a generous rear garden that encourages outdoor enjoyment throughout the year. The dual-aspect living room provides a comfortable setting for both everyday living and relaxed entertaining, complemented by a versatile dining room that can be tailored to your needs. A practical kitchen with clear scope for modernisation sits alongside a rear lobby with WC and a useful store, while upstairs the modern shower room and additional storage enhance day-to-day convenience. With ample parking on the large shingle driveway and plenty of potential to shape the interiors to your own style, it presents an appealing opportunity for buyers seeking a welcoming Norfolk home that can evolve with their lifestyle.



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Burston, Diss

- Semi-detached residence positioned on the edge of the Norfolk village Burston, that has been within the same family since 1948
- Family home showcasing spacious and flexible accommodation that can easily adapt to your lifestyle preferences and interior style
- Dual aspect living room that is filled with an abundance of natural light, inviting relaxation and entertaining
- Flexible dining room that can be utilised as a home office, a snug or a playroom for children
- Kitchen fitted with cabinetry, a freestanding oven and areas for your own appliances, with the potential to be modernised
- Rear lobby that leads to a convenient WC and a store, that has the potential to be converted into a utility room (stpp)
- Three double bedrooms offering comfort and privacy, complemented by a shower room that comprises of a modern three-piece suite
- Expansive rear garden that offers endless possibilities for outdoor activities and enjoyment, with a sweeping lawn and two sheds for storage use
- Large shingle driveway providing off-road parking for multiple vehicles
- Easy access to local village amenities, with a wider range of shops, schools and transport links in Diss



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The Location

Burston offers a quietly rural setting just north of Diss, with open farmland, mature hedgerows and a gentle sense of space that gives the village its character. The heart of the community centres around the green and the historic church, with footpaths leading out towards wide, uninterrupted countryside. Green spaces are a natural part of daily life here, from the playing field to the network of lanes and bridleways that make walking and cycling easy and enjoyable.

Amenities in the village are modest but practical, with a well-used village hall and a friendly pub in nearby Shimpling. For everyday shopping, residents typically head into Diss, where you'll find Tesco Superstore, Morrisons and Aldi within a short drive. Diss also provides a broader mix of cafés, independent shops and services, keeping everything close at hand without losing the calm of village living.

Families benefit from good local schooling: Burston Primary School sits within the village itself, while Diss High School is the nearest secondary option, just a few minutes away. Transport links are straightforward, with Diss railway station offering direct services to Norwich and London Liverpool Street, and the A140 and A143 providing easy road connections across Norfolk and Suffolk.

Life in Burston tends to feel relaxed and grounded, shaped by its rural surroundings and proximity to a thriving market town. It suits those who value greenery, quiet roads and a sense of community, while still wanting reliable access to shops, schools and transport.



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Gissing Road

A semi-detached home set on the edge of Burston, this property offers a welcoming introduction to village living with the convenience of Diss just a short drive away. It is a house designed to adapt with ease, providing generous, flexible spaces that suit a range of lifestyles, from growing families to those seeking a calmer rural base with room to personalise.

The entrance hall sets a bright and inviting tone, leading through to a dual-aspect living room where natural light moves across the space throughout the day. It is an appealing setting for everyday relaxation as well as more sociable occasions, with clear sightlines to the garden enhancing the sense of openness.

A separate dining room adds further versatility, functioning comfortably as a formal dining area but equally well as a home office, snug or playroom depending on your needs. The kitchen offers fitted cabinetry, a freestanding oven and space for your own appliances, with clear potential for modernisation. Beyond this lies a rear lobby connecting to a convenient WC and a useful store, which could be reimagined as a utility room (stpp).



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Upstairs, the landing includes practical storage and leads to three double bedrooms, each providing comfort and privacy, with ample room for furnishings. They are served by a modern shower room fitted with a three-piece suite.

The rear garden is a standout feature, expansive, private and full of possibility. A sweeping lawn creates an attractive backdrop for outdoor living, while two sheds offer additional storage.

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

Altogether, this is a well-proportioned home with a welcoming feel, adaptable spaces and a generous plot, offering an appealing opportunity to settle into a friendly Norfolk village while remaining close to the amenities of Diss.

Agents Notes

Freehold.

Connected to water, electricity and drainage.

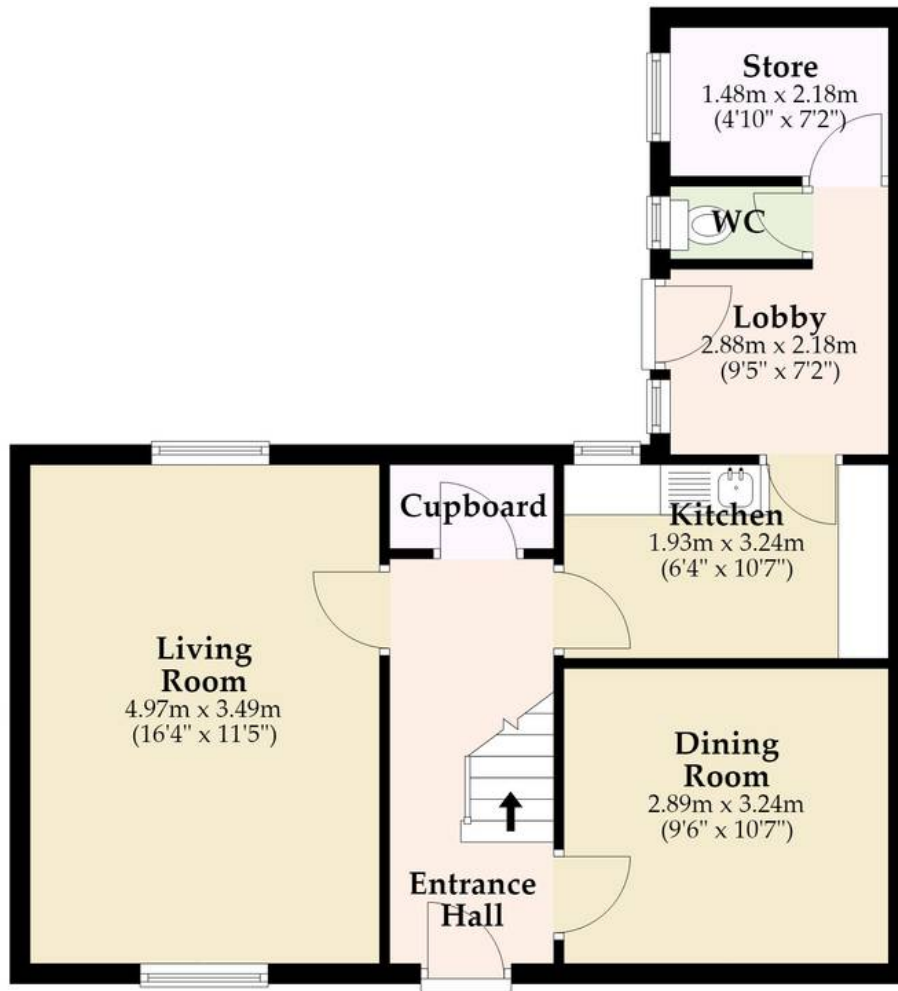
Heating system: Economy heating.



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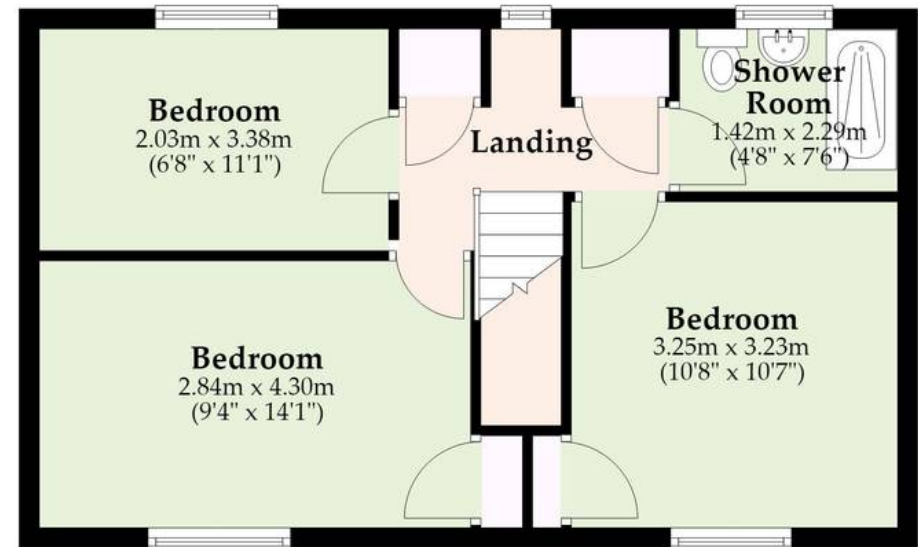
Ground Floor

Approx. 52.1 sq. metres (560.6 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.6 sq. feet)



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Total area: approx. 94.2 sq. metres (1014.1 sq. feet)

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*.



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Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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