



10 Scholars Walk, Diss

Minors & Brady



10 Scholars Walk

Diss

A short walk from the centre of Diss, this well-presented detached home brings together its strongest features to offer an easy, enjoyable way of living. The bright bay-fronted sitting room, adjoining dining space and inviting kitchen/breakfast room create a natural flow for everyday routines and relaxed gatherings, while upstairs four well-balanced bedrooms, including a principal suite, provide welcome flexibility. Outside, the landscaped garden, integral garage with electric door and private driveway all add to its appeal. Altogether, it's a home that combines convenience, comfort and thoughtful design in a location that places town amenities within effortless reach.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.



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Diss

- Vendor found an onwards purchase!
- Well-presented detached family home in a sought-after residential setting within easy reach of Diss town centre
- Bright bay-fronted sitting room offering generous space and a welcoming focal point with its gas coal-effect fireplace
- Adjoining dining room with direct access to the terrace, ideal for everyday use and relaxed gatherings
- Practical kitchen/breakfast room with good storage, ample work surfaces and space for essential appliances
- Four bedrooms, providing flexibility for family life, guests or a home office
- Principal bedroom with en-suite, complemented by a further family bathroom
- Thoughtfully landscaped rear garden featuring a lawn, established borders, two terraces and a garden shed
- Integral garage with electric door, power and lighting, plus internal access from the hallway
- Private driveway offering convenient off-road parking and easy day-to-day practicality



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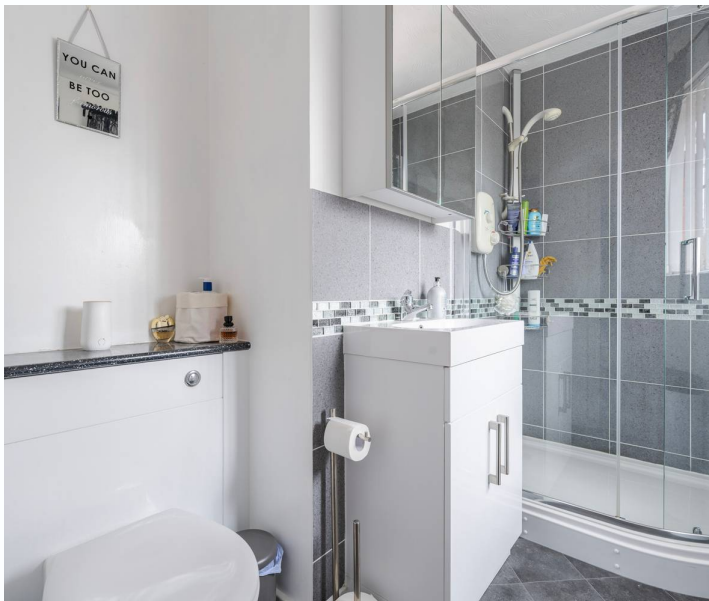
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The Location

Scholars Walk sits within a well-established residential pocket on the northern side of Diss, offering a calm, everyday setting while remaining comfortably close to the town's main amenities. The town centre is around a 10–15 minute walk, giving easy access to independent shops, cafés, the weekly market and the wider selection of services clustered around Mere Street. Everyday convenience is strong: Tesco Superstore and Morrisons are the nearest large supermarkets, with Aldi also within easy reach on the edge of town. Families benefit from several reputable schools nearby, including Diss Infant Academy and Diss Church of England Junior Academy, with Diss High School a short journey across town.

Transport links are a key advantage. Diss Station, on the Norwich–London Liverpool Street mainline, is roughly a five-minute drive, making commuting or weekend trips straightforward. Road connections are equally practical, with the A1066 and A140 providing direct routes towards Norwich, Ipswich and the surrounding countryside. The lifestyle here is relaxed and functional, with green spaces, local parks and the scenic Mere all close enough to enjoy without effort. It's a location that balances convenience with a pleasant residential feel, ideal for those wanting everyday amenities within easy reach while still enjoying a quieter corner of the market town.



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Scholars Walk

A beautifully presented detached home set within a well-regarded residential area, this four-bedroom property offers comfort, practicality and everyday convenience.

With Diss town centre only a short walk away, it provides an appealing balance of neighbourhood calm and easy access to shops, cafés, the station and local amenities.

The house has a welcoming feel from the moment you step inside. The entrance hall, finished with attractive Amtico flooring, sets a smart tone for the rest of the home, with doors leading to the main living spaces and stairs rising to the first floor.

The sitting room is bright and well-proportioned, its bay window drawing in natural light and its gas coal-effect fireplace adding a focal point that enhances the room's sense of warmth. From here, a doorway leads into the dining room, a versatile space that opens directly onto the terrace through patio doors, creating a seamless link between indoor and outdoor living.

The kitchen/breakfast room is arranged to suit both everyday routines and relaxed mealtimes, offering a good range of cabinetry, generous work surfaces and a breakfast bar. There is space and plumbing for essential appliances, along with an electric oven, water softener and access to the garden.



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A cloakroom and internal access to the integral garage complete the ground floor layout, adding welcome practicality.

Upstairs, a galleried landing leads to four well-balanced bedrooms, two of which include fitted wardrobes. The principal bedroom enjoys its own en-suite shower room, while the remaining rooms are served by a family bathroom. The arrangement provides flexibility for families, visiting guests or those wishing to incorporate a home office.

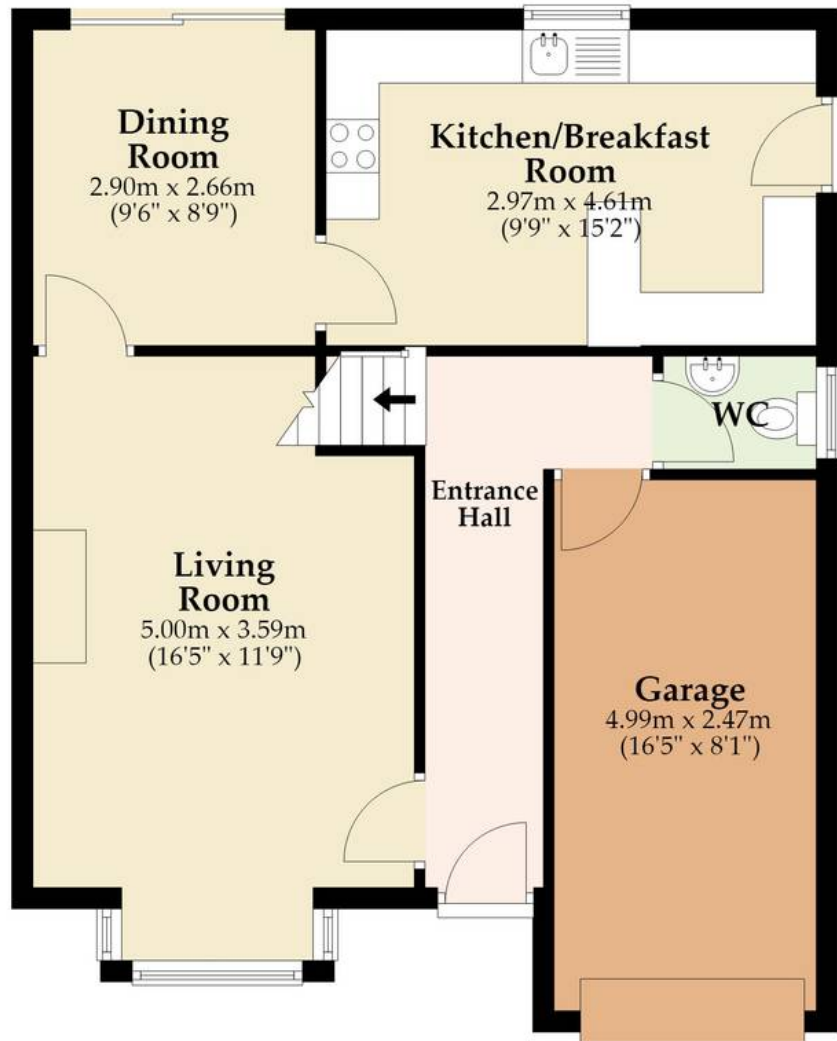
Outside, the property continues to impress. The driveway offers off-road parking and leads to the integral garage, which is equipped with power, lighting and an electric door. The front garden is designed for ease of maintenance, while a side gate leads through to the rear garden. This space has been thoughtfully landscaped, with a lawn, established beds and borders, two terraces ideal for outdoor dining, and a neatly positioned garden shed. Enclosed by wooden panel fencing, it offers a good degree of privacy and a pleasant setting for outdoor enjoyment.



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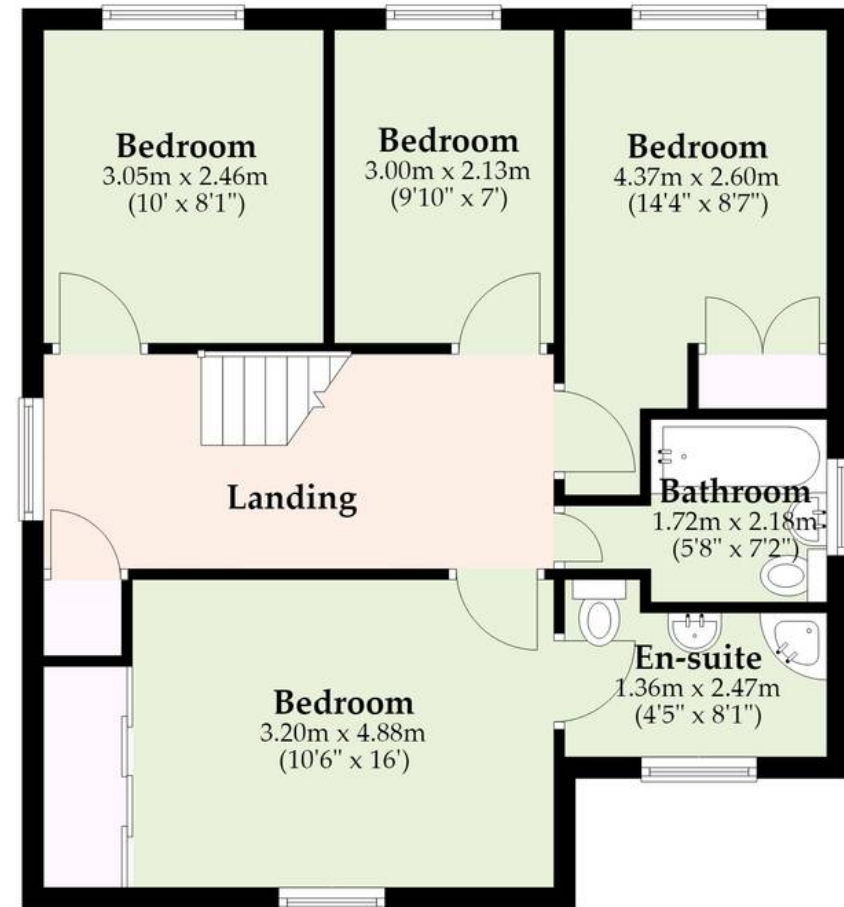
Ground Floor

Approx. 63.3 sq. metres (681.7 sq. feet)



First Floor

Approx. 56.3 sq. metres (606.2 sq. feet)



Total area: approx. 119.6 sq. metres (1287.8 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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