



Brambledown Lodge, 106A Factory Lane, Diss

Minors & Brady



Countryside views in every direction make Brambledown Lodge a truly unique edge-of-town home. Set behind a gated frontage with ample off-road parking, this substantial property enjoys uninterrupted field views to both the front and rear, creating a peaceful and private setting just minutes from the centre of Diss. The heart of the home is a spacious kitchen/dining room featuring attractive green cabinetry, a Belfast sink, a striking brick range cooker recess and characterful brick accents throughout. Five generously sized bedrooms are complemented by three bathroom facilities, offering flexibility for family life, guests or multi-generational living. Outside, the manageable rear garden combines a patio and lawn with the rare benefit of having no neighbours behind, only open countryside beyond. With a detached garage, extensive parking and a sought-after semi-rural location, Brambledown Lodge perfectly balances space, character and convenience.

- Substantial detached home extending to over 2,500 sq. ft. of flexible accommodation
- Occupying a sought-after edge-of-Diss position with a peaceful semi-rural atmosphere
- Enjoying open countryside views to both the front and rear of the property
- Secure gated entrance leading to extensive private parking and a detached garage
- Beautifully appointed kitchen/dining room ideal for modern family living and entertaining
- Characterful interior features including exposed brick accents and a striking fireplace
- Five generously proportioned bedrooms, all offering comfortable and versatile living space
- Three well-appointed bathroom facilities serving both ground and first-floor accommodation
- Private and manageable rear garden with lawn, patio and uninterrupted field backdrop

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Brambledown Lodge, 106A Factory Lane

The Location

Brambledown Lodge enjoys an enviable position on the edge of the thriving market town of Diss, offering a wonderful balance between countryside surroundings and everyday convenience. Its setting provides a distinctly more rural feel, with open landscapes and a greater sense of privacy, whilst remaining just a short drive from the town centre and its extensive range of amenities.

Diss is one of South Norfolk's most popular market towns, centred around the beautiful Diss Mere, a picturesque six-acre natural lake that provides a focal point for the community. The town offers an excellent selection of independent shops, national retailers, cafés, restaurants and public houses, alongside supermarkets, healthcare facilities and leisure amenities, ensuring all daily needs are well catered for.

Families are particularly well served by the area's choice of schooling, with a range of primary and secondary education options available nearby. The town also benefits from a library, sports and fitness facilities, and a number of recreational clubs and community groups, contributing to the strong sense of community that Diss is known for.

For commuters, Diss is exceptionally well connected. The railway station provides regular mainline services to Norwich, Ipswich and London Liverpool Street, making it a popular location for those travelling for work whilst enjoying a more relaxed pace of life at home. There is also convenient access to the A140 and A143, linking the town with Norwich, Bury St Edmunds and the wider Norfolk and Suffolk region.

The surrounding countryside further enhances the appeal of the location, with an abundance of scenic walks, cycling routes and charming villages waiting to be explored.

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Brambledown Lodge, 106A Factory Lane

Diss

Brambledown Lodge, Diss

Set in a delightful position on the edge of Diss, Brambledown Lodge enjoys a wonderful semi-rural setting with uninterrupted views across open countryside to both the front and rear.

Surrounded by unspoilt farmland and with no immediate neighbours behind, the property offers a peaceful and private lifestyle whilst remaining just minutes from the amenities, shops and transport links of this popular South Norfolk market town. Approached through a gated frontage, the home immediately creates an impressive first impression, with ample off-road parking and generous outdoor space complementing the attractive surroundings.

Internally, the property offers substantial and versatile accommodation extending to over 2,500 sq. ft., making it ideally suited to growing families, multi-generational living, or those seeking space to work from home. A welcoming entrance hall provides access to the principal reception spaces, where characterful features and practical design combine effortlessly.

The sitting room is an inviting and generously proportioned space, centred around an attractive brick fireplace that creates a natural focal point within the room. Large windows ensure an abundance of natural light while framing views over the surrounding grounds, making it an ideal setting for both relaxing evenings and entertaining guests.



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Diss

At the heart of the home lies the impressive kitchen and dining room, a wonderfully sociable space designed for modern family living. The kitchen is beautifully appointed with charming green cabinetry, complemented by a traditional Belfast sink and attractive brick accents that enhance the property's character.

A brick-built recess provides the perfect setting for a range-style cooker, creating a striking focal point that will appeal to keen cooks and those who appreciate a country-inspired aesthetic. The generous dining area offers ample space for family gatherings and entertaining, while doors leading outside create a seamless connection to the garden.

Further practicality is provided by two utility rooms, offering excellent additional storage and laundry facilities, helping to keep the main living spaces clutter-free. The ground floor is further enhanced by a family bathroom and useful storage cupboards.

The bedroom accommodation is exceptionally well-balanced, with all five bedrooms offering comfortable proportions. Four bedrooms are located on the ground floor, each providing flexibility for family members, guests, hobbies or home working. The principal ground-floor bedroom is particularly spacious and enjoys convenient access to a nearby shower room. The remaining bedrooms are all generous doubles or comfortable guest rooms, ensuring there is no compromise on space throughout the home.



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Occupying the first floor is a further substantial double bedroom, creating a private retreat away from the main household accommodation. This room benefits from its own en-suite shower room and adjoining store room, making it ideal as a principal suite, guest accommodation or an independent space for older family members.

One of the property's notable strengths is the provision of three separate bathroom facilities, including the family bathroom, ground-floor shower room and first-floor en-suite, ensuring excellent convenience for larger households and visiting guests alike.

Externally, Brambledown Lodge continues to impress. The established rear garden is wonderfully manageable in size and enjoys a high degree of privacy, with open fields stretching beyond the boundary and no neighbouring properties overlooking from behind.

A paved patio provides the perfect space for outdoor dining and entertaining during the warmer months, while the lawn offers space for children, pets or keen gardeners to enjoy. The uninterrupted countryside backdrop creates a peaceful setting rarely found so close to a thriving market town.

To the front, the property benefits from further open views across neighbouring fields, enhancing the sense of space and rural charm. Ample off-road parking is available behind the gated entrance, while the detached garage provides further storage and parking options.

Agent's Note

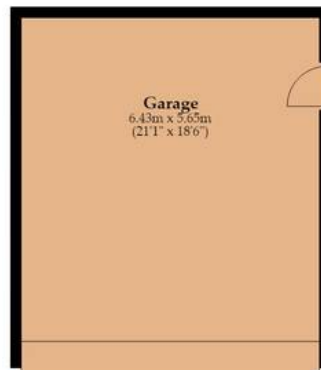
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



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Ground Floor
Approx. 204.2 sq. metres (2197.8 sq. feet)



First Floor
Approx. 37.0 sq. metres (398.5 sq. feet)



Total area: approx. 241.2 sq. metres (2596.3 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.

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Dreaming of this home?
Let's make it a *reality*.



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Branch Manager



Meet *Theo*
Property Consultant



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