



16 Cherry Tree Court, Diss

Minors & Brady



16 Cherry Tree Court

Diss

A rare opportunity to secure a beautifully presented apartment within a prestigious former maltings conversion, offering space, privacy and character in equal measure. Situated in a highly sought-after setting close to the town centre, the property combines generous accommodation with an exceptional level of seclusion. The bright and spacious interior features two genuine double bedrooms, an impressive open-plan living and dining area, and a well-appointed separate kitchen. Private outdoor space, including a courtyard seating area and additional garden section, further enhances the appeal of this attractive home. Additional benefits include allocated off-road parking, well-maintained communal grounds and a long lease, making this an excellent choice for a wide range of buyers.

- Prestigious former maltings conversion within a highly sought-after setting
- Spacious ground floor apartment offering privacy on all sides
- Two generous double bedrooms with excellent natural light throughout
- Impressive open-plan lounge and dining space ideal for entertaining
- Separate fitted kitchen with integrated appliances and ample storage
- Private south-facing courtyard seating area with direct access
- Additional private garden section alongside attractive communal grounds
- Presented in excellent decorative order and ready to move into
- Allocated off-road parking with potential for an additional space
- Conveniently positioned within walking distance of Diss town centre





16 Cherry Tree Court

Diss

The Location

Located within a short walk of Diss town centre, this desirable setting offers the perfect balance of convenience and everyday practicality. The historic market town of Diss is renowned for its attractive Mere, independent shops, cafés, restaurants and wide range of amenities, making it a popular choice for families, professionals and retirees alike.

The area is particularly well suited to commuters, with Diss railway station providing regular direct services to Norwich, Ipswich and London Liverpool Street, making travel straightforward both for business and leisure. Excellent road connections are also available via the nearby A140, linking the town to Norwich to the north and Ipswich to the south.

Residents benefit from a strong sense of community alongside access to a variety of leisure facilities, schooling options and green open spaces. The surrounding Waveney Valley countryside further enhances the area's appeal, offering beautiful landscapes, walking routes and outdoor pursuits right on the doorstep.

Agent's Note

This property will be sold leasehold and connected to mains water, electricity, gas and drainage.

974 years remaining on the lease.

Ground rent/maintenance: TBC



M&B





16 Cherry Tree Court

Diss

Cherry Tree Court, Diss

Set within an attractive and highly regarded former maltings development, this beautifully presented ground floor apartment offers a rare combination of character, privacy and generous accommodation. Occupying a particularly desirable position within the development, the property enjoys an unusual level of seclusion, with no adjoining neighbours to any side of the building, whilst benefiting from well-maintained communal surroundings that enhance the overall appeal of the setting.

The apartment has been exceptionally well cared for and is presented in excellent decorative order throughout. Thoughtfully designed to maximise both natural light and usable living space, the accommodation feels bright, airy and welcoming from the moment you enter. A spacious entrance hall provides access to the principal rooms and is complemented by useful storage, including a secure external storage cupboard positioned adjacent to the entrance.

At the heart of the home is the impressive open-plan living accommodation. The generous lounge area offers ample space for relaxing and entertaining, whilst flowing naturally into a dedicated dining space that benefits from multiple windows, allowing natural light to flood the room throughout the day. Recently installed double doors open directly onto a private courtyard seating area, creating a seamless connection between inside and outside and providing the perfect spot to enjoy the property's desirable southerly aspect.



M&B





16 Cherry Tree Court

Diss

The separate kitchen is both practical and well-appointed, fitted with a comprehensive range of storage units and integrated appliances. Generous worktop space and a thoughtful layout make it ideally suited to both everyday cooking and entertaining guests.

Both bedrooms are genuine double rooms and offer excellent proportions rarely found in many modern apartments. The principal bedroom provides ample space for furnishings and additional storage, while the second bedroom is equally generous, offering flexibility for guests, family members or those requiring a dedicated home office.

The bathroom is presented to a high standard and features a modern suite with attractive finishes, complemented by practical built-in storage and a heated towel rail.

Externally, one of the apartment's most appealing features is its private outdoor space. The courtyard seating area provides an attractive setting for enjoying the warmer months, whilst an additional section of garden belonging to the property offers further outdoor enjoyment. Residents also benefit from beautifully maintained communal grounds that create a pleasant and established environment.

Further advantages include allocated off-road parking, with the potential for an additional space subject to separate arrangement, and a long lease that contributes further to the property's appeal.

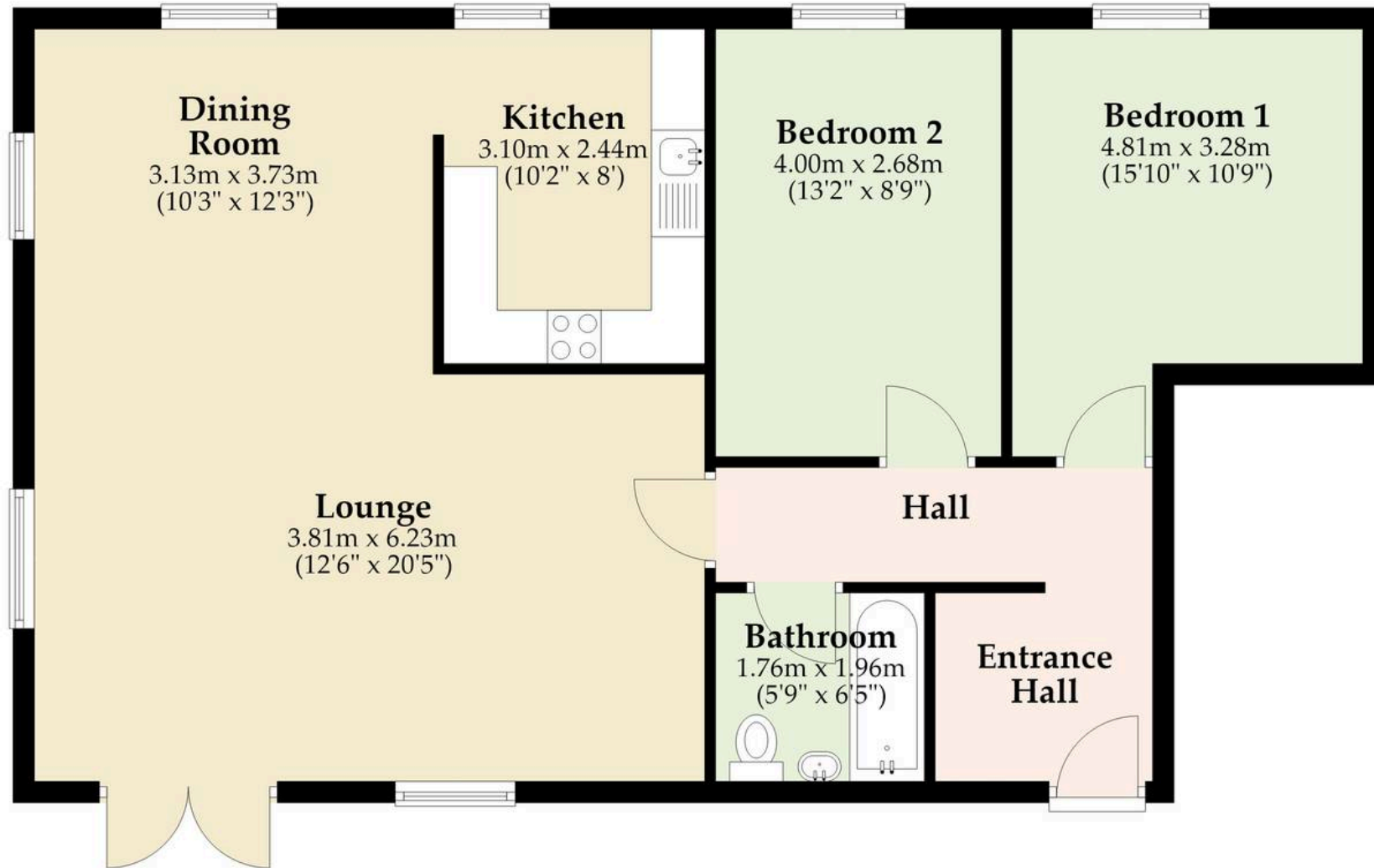


M&B



Ground Floor

Approx. 79.1 sq. metres (851.4 sq. feet)



Total area: approx. 79.1 sq. metres (851.4 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*.



Meet *Nicola*
Branch Manager



Meet *Kian*
Senior Property Consultant



Meet *Nagilla*
Aftersales Team Leader

Minors & Brady

Your home, our market



diss@minorsandbrady.co.uk



01379 771444



46-47 Mere St, Diss, IP22 4AG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk