



15 Vincas Road, Diss

Minors & Brady



15 Vincés Road

Diss

Versatile and full of potential, this substantial detached bungalow occupies a generous plot and offers highly flexible accommodation to suit a variety of lifestyles. Currently arranged as two separate living spaces, the property presents an excellent opportunity for multi-generational living, dependent relatives, guest accommodation or annex-style use, subject to any necessary consents. Conveniently located within easy reach of Diss town centre and the mainline railway station, the property provides three bedrooms, two bathrooms and two spacious kitchen/living areas. Further benefits include extensive gardens, a detached garage, ample off-road parking, a useful detached office/store and dual access from both Vincés Road and Martin Road.

- Substantial detached bungalow occupying a generous plot
- Flexible accommodation with annex potential (STP)
- Three well-proportioned bedrooms
- Spacious L-shaped sitting room with garden access
- Large kitchen/dining room ideal for family living and entertaining
- Two bathrooms serving the accommodation
- Extensive, private gardens with raised decking area
- Detached garage and ample off-road parking
- Convenient location close to Diss town centre and railway station with direct links to Norwich, Ipswich and London Liverpool Street





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The Location

Situated on the southern side of Diss, this property enjoys a convenient position within one of the town's established residential areas, offering a balance of everyday practicality and market-town charm. Diss is a thriving and well-served town with a wide range of amenities, including independent shops, cafés, restaurants, supermarkets and healthcare facilities, all catering to day-to-day needs.

The town is particularly popular with commuters thanks to its mainline railway station, which provides direct connections to Norwich, Ipswich and London Liverpool Street. Diss also benefits from excellent road links via the A140 and A143, making travel across Norfolk and Suffolk straightforward.

Families are well catered for with a selection of schooling options nearby, while leisure opportunities include sports facilities, parks and the picturesque Diss Mere, one of the deepest inland lakes in the country. Regular markets and community events help maintain the town's welcoming atmosphere, creating a strong sense of community.



M&B





15 Vincés Road

Diss

Vincés Road, Diss

Set on an impressive plot within a convenient and well-connected position, this detached bungalow presents a unique opportunity for a variety of buyers. Arranged as two individual living spaces, the property offers exceptional flexibility for multi-generational living, dependent relatives, guest accommodation or those seeking annex potential, subject to any necessary consents.

One section of the accommodation comprises a spacious open-plan kitchen/lounge, two bedrooms, a bathroom, and useful storage. The open-plan living space provides ample room for both relaxing and dining, while large windows allow plenty of natural light to fill the accommodation.

The second section offers a further generous kitchen/lounge, a double bedroom, bathroom and separate entrance hall, creating a versatile layout that can provide a greater degree of independence for occupants. The arrangement lends itself particularly well to families seeking accommodation across generations while maintaining individual living spaces.

Externally, the property continues to impress with generous enclosed gardens that are predominantly laid to lawn. A raised decking area provides an excellent space for outdoor dining and entertaining, while established boundaries create a pleasant and private setting. The substantial plot offers plenty of room for families, gardening enthusiasts and those simply looking to enjoy outdoor space.

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15 Vinces Road

Diss

Further benefits include a detached garage, ample off-road parking and a useful detached office and storage building, ideal for those working from home, pursuing hobbies or requiring additional storage. The versatility of both the accommodation and grounds presents a wealth of possibilities for future owners, making this a rare opportunity within easy reach of Diss town centre and the mainline railway station.

Agent's Note

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



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Ground Floor

Approx. 113.3 sq. metres (1220.0 sq. feet)



Total area: approx. 113.3 sq. metres (1220.0 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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