

16 Gainsborough Avenue, Diss

Minors & Brady

16 Gainsborough Avenue

Diss

Chain-free, extended and tucked away within a peaceful cul-de-sac, this three-bedroom home offers an exciting opportunity for buyers seeking space, practicality and future potential. Well suited to first-time buyers, families and investors alike, the property combines generous reception space with a bright and airy feel throughout. Recent bathroom improvements add a modern touch, while the south-facing garden provides an excellent outdoor environment to enjoy all year round. Further benefits include a garage, private driveway parking and a highly convenient layout across both floors. Ready to be enjoyed immediately yet still offering scope for personalisation, this is a home with plenty to offer.

- Offered to the market with no onward chain, helping to simplify and speed up the buying process
- Extended ground-floor accommodation creating enhanced living and dining space
- Generous sitting room with useful understairs storage and plenty of natural light
- Spacious kitchen and dining area designed to accommodate both everyday living and entertaining
- Three well-proportioned bedrooms, including two comfortable doubles
- Recently updated family bathroom finished in a fresh and contemporary style
- Convenient ground-floor cloakroom adding practicality for households and guests
- South-facing rear garden enjoying sunlight throughout much of the day
- Private driveway providing off-road parking alongside a detached garage
- Positioned within a desirable cul-de-sac setting with reduced passing traffic

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The Location

Situated within one of Diss' established residential areas, Gainsborough Avenue enjoys a convenient position that places a wide range of amenities within easy reach. The town centre is readily accessible and offers an excellent selection of independent shops, supermarkets, cafés, restaurants and everyday services, creating a practical setting for modern living.

Diss is particularly popular with commuters thanks to its mainline railway station, which provides regular direct services to London Liverpool Street, Cambridge and Norwich, making it an excellent choice for those balancing town and city life. The town also benefits from straightforward road links via the A140, providing easy access to Norwich, Ipswich and the wider East Anglian road network.

At the heart of the town is the picturesque Diss Mere, one of the deepest inland lakes in England, surrounded by attractive walks, green spaces and a variety of eateries where residents can enjoy the waterside setting throughout the year. The area is well served by healthcare facilities, leisure amenities and a selection of schooling options, further enhancing its appeal to families, professionals and retirees alike.

For those who enjoy the outdoors, Diss offers numerous footpaths, parks and nearby countryside walks, while Roydon Fen Nature Reserve provides an excellent opportunity to explore one of Norfolk's most important wetland habitats. Combining strong transport connections, a vibrant town centre, attractive natural surroundings and a welcoming community atmosphere, Gainsborough Avenue is ideally placed to enjoy everything this highly regarded market town has to offer.

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Situated within a quiet cul-de-sac and offered to the market with **no onward chain**, this extended three-bedroom home presents an excellent opportunity for buyers seeking a property they can move into immediately while still offering scope to personalise and add value over time. Benefiting from a rear extension, a recently updated bathroom, private south-facing garden, garage and driveway parking, the property combines practical living space with a highly desirable setting.

The accommodation begins with an entrance hall leading into a spacious living room positioned at the front of the property. A bright and welcoming space, it offers ample room for both relaxation and entertaining, while useful understairs storage enhances practicality. To the rear, the property opens into an extended kitchen and dining area, creating a sociable layout ideal for modern living. The kitchen is fitted with a range of storage units and work surfaces, while the dining area provides an excellent space for family meals and hosting guests. Large windows and patio doors draw in natural light and provide direct access to the garden, making the most of the property's favourable southerly aspect.

A ground-floor WC adds further convenience for everyday living.

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To the first floor, the landing gives access to three bedrooms and the family bathroom. The principal bedroom enjoys a rear aspect overlooking the garden, while the second bedroom is a well-proportioned double. The third bedroom offers flexibility as a child's room, guest bedroom or home office. The bathroom has been recently updated and provides a fresh, modern finish to the first-floor accommodation.

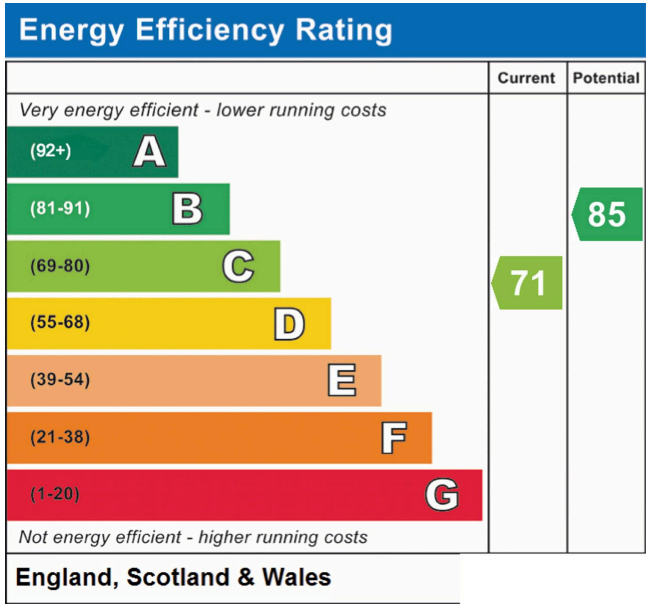
Outside, the property continues to impress. The private south-facing rear garden provides an excellent outdoor space to enjoy throughout the day, with a patio area well suited to outdoor dining, entertaining and relaxing during the warmer months. To the side of the property, a driveway provides off-road parking and leads directly to the garage, offering additional parking, storage or workshop potential.

Agent's Note

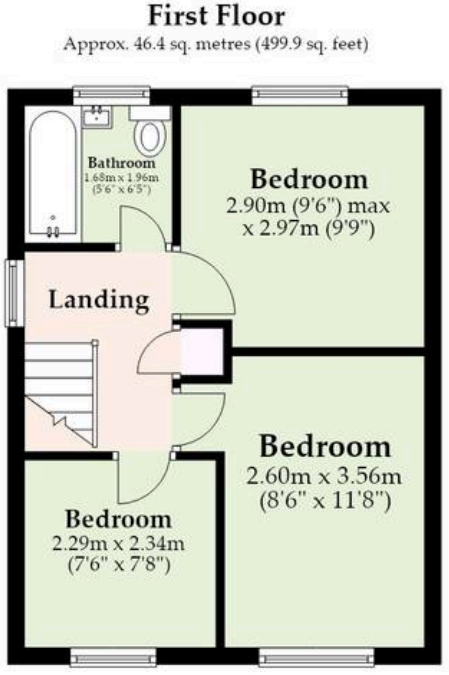
This property will be sold freehold and connected to mains water, electricity, gas and drainage.











Total area: approx. 84.7 sq. metres (911.6 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.*



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

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Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

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