



56 Ensign Way, Diss

Minors & Brady



56 Ensign Way

Diss

Set within a desirable position at the end of Ensign Way, this beautifully upgraded mid-terrace home is ready to move straight into, offering stylish and practical accommodation throughout. Perfectly suited to first-time buyers, professionals or those seeking a low-maintenance home, the property features a newly fitted contemporary kitchen, a bright sitting room opening onto a landscaped and private rear garden, two generous double bedrooms and a recently upgraded family bathroom. Further benefits include one allocated parking space and a convenient location within walking distance of the train station, providing direct links to the mainline London route, making this an excellent opportunity for commuters and buyers seeking both comfort and convenience.

The Location

Situated on the edge of the well-established market town of Diss, Ensign Way enjoys a setting that combines the convenience of town living with easy access to the surrounding South Norfolk countryside. The area appeals to a broad range of residents, from families seeking access to schools and recreational facilities, to professionals requiring reliable transport connections, and those looking for a location that balances everyday practicality with a more relaxed pace of life. Diss has long served as an important centre for the surrounding rural communities and retains a strong sense of local identity centred around its historic town centre and regular market.



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The town provides an extensive range of day-to-day amenities. Diss town centre offers a selection of independent retailers, cafés, restaurants and traditional public houses alongside national supermarkets and convenience stores. Residents benefit from healthcare facilities including GP surgeries, dental practices and pharmacies, while leisure provision includes a sports centre with swimming pool and gym, sports clubs, golf facilities and community venues. The Corn Hall serves as the town's cultural hub, hosting exhibitions, performances and events throughout the year, contributing to a vibrant local community.

Families are particularly well served by the area's educational offering. Diss provides schooling from nursery age through to sixth form education, including a number of well-regarded primary schools and Diss High School. Further educational opportunities can be found in neighbouring towns and villages, while Norwich and Ipswich offer a wider choice of independent and higher education establishments.

The town is positioned close to the A140, providing convenient road access north to Norwich and south towards Ipswich and the A14 corridor. Diss railway station lies on the Great Eastern Main Line, with regular direct services to Norwich, Ipswich and London Liverpool Street, making the area particularly attractive for commuters. Journeys to London typically take around 90 minutes, whilst Norwich can be reached in approximately 20 minutes.

The town is centred around Diss Mere, one of the deepest inland natural lakes in the country, with adjacent parkland providing pleasant walking routes close to the town centre. The wider Waveney Valley, nearby villages such as Bressingham, Burston and Scole, and attractions including Bressingham Steam Museum and Gardens offer further opportunities for recreation.

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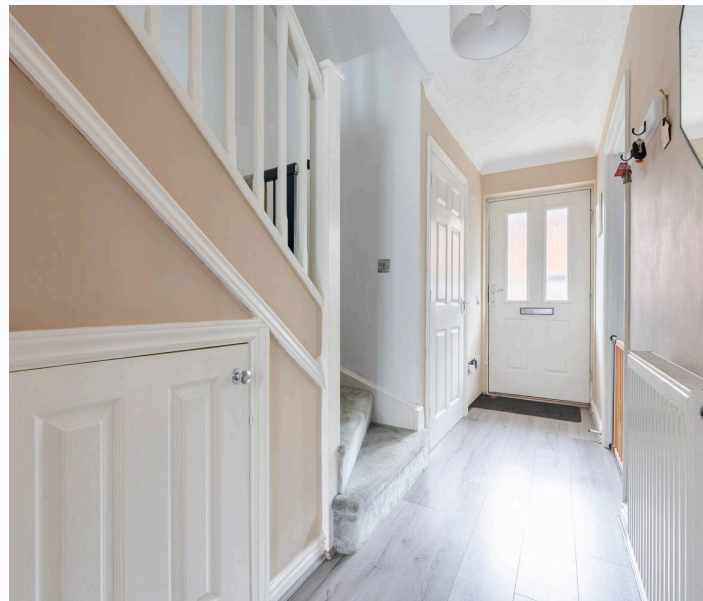
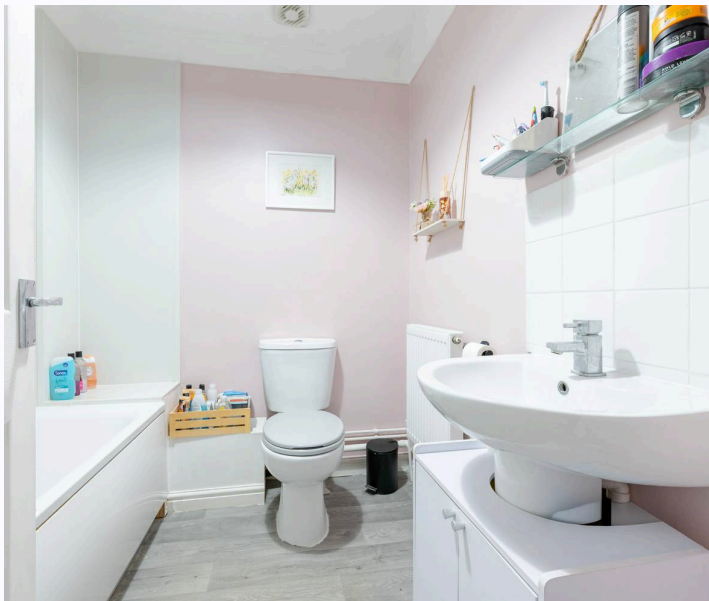
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A pathway leads from the allocated parking space to the partially covered entrance, creating an inviting approach to the property. Upon entering, the entrance hall provides a welcoming first impression, with stairs rising to the first floor and useful understairs storage. A conveniently positioned ground floor W/C adds practicality for everyday living and visiting guests.

To the front of the property, the kitchen has been upgraded and thoughtfully designed to create a contemporary and functional space. Featuring sleek handleless cabinetry and quality work surfaces, the room offers a range of wall and base units providing excellent storage. Integrated cooking appliances include an electric oven and gas hob with extractor hood above, while dedicated space is available for further appliances. Finished in a modern style, the kitchen is well-equipped to meet the demands of modern living.

Beyond, the living room forms the heart of the home and offers an excellent space for both relaxation and entertaining. Flooded with natural light from the rear aspect, the room enjoys an attractive outlook across the garden and benefits from double doors opening directly onto the patio. The seamless connection between the internal accommodation and outdoor space creates an ideal environment for hosting family and friends throughout the year.



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Ascending to the first-floor, the landing provides access to all remaining accommodation and incorporates an additional storage cupboard along with loft access.

The principal bedroom is positioned to the rear of the property and enjoys pleasant views over the garden. Generously proportioned, the room offers ample space for a large bed and a range of freestanding furniture, creating a comfortable and restful setting. The second bedroom is another double room and is located to the front of the property. Benefiting from built-in storage, it provides excellent versatility and could equally serve as a guest bedroom, home office or nursery depending on individual requirements.

Serving both bedrooms is a recently upgraded family bathroom, finished to a high standard with a contemporary three-piece suite. The room comprises a panelled bath with rainfall shower over, wash hand basin and W/C, creating a stylish and practical space designed for modern family living.

The rear garden has been landscaped to provide an attractive and private outdoor setting. Fully enclosed and designed with ease of maintenance in mind, it offers a wonderful extension of the living accommodation and is perfectly suited to outdoor dining, entertaining or simply enjoying time outside. The garden enjoys a good degree of privacy, enhancing its appeal for prospective purchasers.

Agents Note

This property will be sold freehold. Connected to mains water, electricity, gas and drainage. Gas combi boiler.

One allocated parking space.

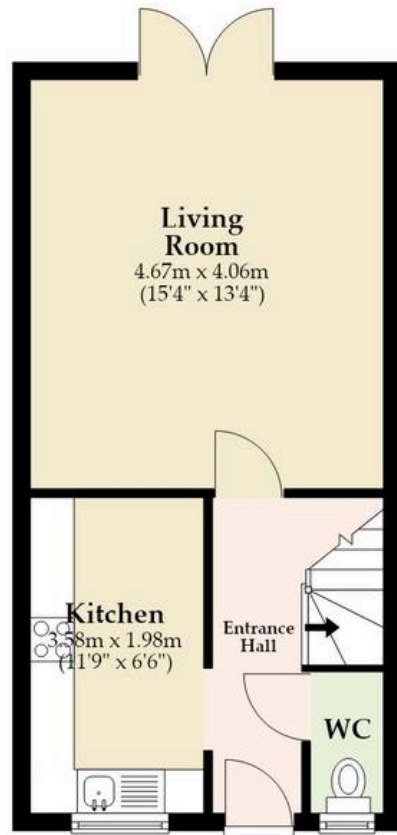
Please note: This property has shared access to the rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

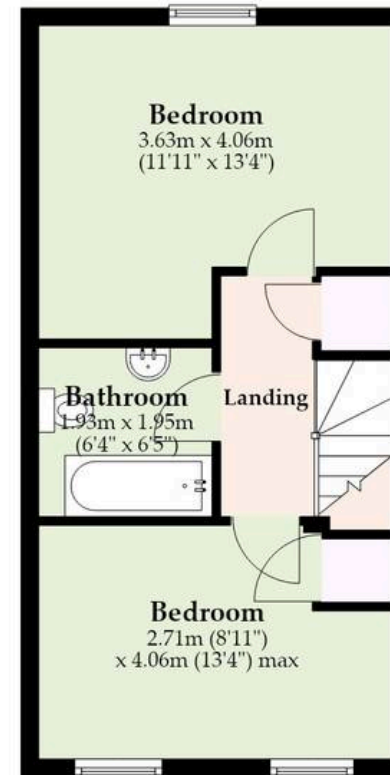
Ground Floor

Approx. 33.9 sq. metres (365.0 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.4 sq. feet)



Total area: approx. 67.8 sq. metres (729.4 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.

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diss@minorsandbrady.co.uk



01379 771444



46-47 Mere St, Diss, IP22 4AG

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