

# 7 Spencer Crescent, Diss

Minors & Brady

# 7 Spencer Crescent

## Diss

Set across three thoughtfully arranged floors, this modern three-bedroom terraced home delivers effortless, low-maintenance family living in a sought-after Diss location. The ground floor centres around a spacious open-plan living and dining room with twin double doors opening directly to the outdoors, complemented by a separate front-facing kitchen and a useful cloakroom/WC. Across the upper two levels, two versatile first-floor bedrooms and a family bathroom sit beneath a private top-floor principal suite complete with its own en-suite shower room. Outside, an entirely patioed rear garden keeps maintenance to a minimum, while a separate garage, currently arranged as a converted gym and driveway parking in front add practical versatility. Positioned on quiet Spencer Crescent within easy reach of Diss town centre, local schools, and mainline rail links to London Liverpool Street, this is an ideal turn-key home for families and commuters alike.

- Well-presented three-bedroom terraced home arranged across three spacious floors, ideal for modern family living
- Impressive open-plan living and dining room stretching over 19 feet with twin double doors opening directly to the rear garden
- Separate front-facing fitted kitchen offering practical work surfaces, cabinetry, and space for appliances
- Convenient ground-floor cloakroom/WC accessed directly off the welcoming entrance hall
- Dedicated top-floor principal bedroom suite featuring a front-facing dormer window, built-in storage, and a private en-suite shower room
- Two versatile first-floor bedrooms served by a central family bathroom and useful landing storage

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# 7 Spencer Crescent

## Diss

**The Location**

Spencer Crescent is a quiet, well-established residential street located on the western edge of Diss, a charming market town in South Norfolk. The area is primarily made up of modern family homes and is well-regarded for its peaceful setting, while still being conveniently close to the town centre.

Within walking distance from Spencer Crescent, residents have access to a wide range of local amenities. The town centre, just a 10–15 minute stroll away, offers a good mix of independent shops, national retailers, and weekly markets. You'll find supermarkets like Tesco, Aldi, and Morrisons, along with useful high street names including Boots, WHSmith, and several banks. The town's Heritage Triangle area offers cafés, boutiques, and artisan stores that reflect Diss's vibrant community atmosphere.

For families, the area is served by several well-regarded schools. Diss Infant and Junior Academies are both within walking distance, making the school run easy and safe. Diss High School, known for its strong academic performance and extracurricular opportunities, is also nearby and accessible on foot or by bike.

Transport links are a particular highlight. Diss railway station is around half a mile away and provides direct rail connections to Norwich, Ipswich, and London Liverpool Street, making it a practical choice for commuters. Local bus services link Spencer Crescent to nearby villages and towns, while the A140 and A143 provide convenient road access across Norfolk and Suffolk. For air travel, Norwich International Airport is about 40 minutes by car.

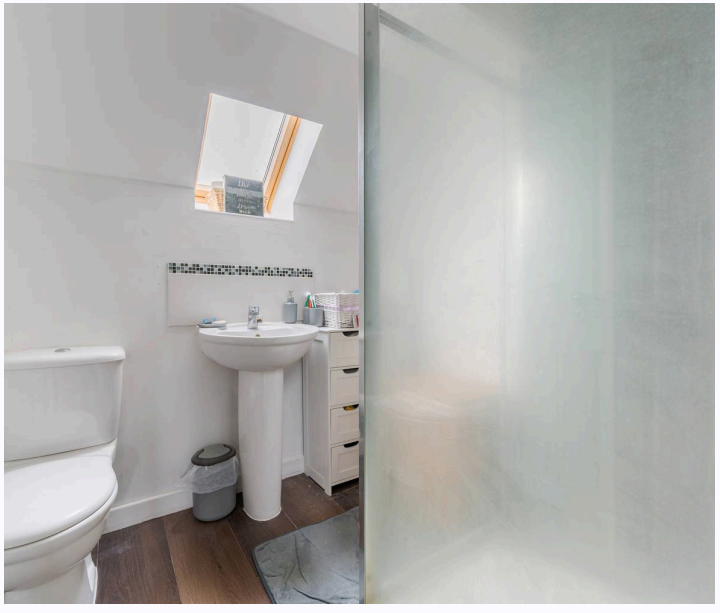
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## Diss

**Spencer Crescent, Diss**

The property is entered via a welcoming entrance hall, which provides access to the ground-floor cloakroom/WC, the kitchen, and the principal living space, along with the staircase rising to the first floor. Positioned to the front of the home, the kitchen is fitted with a practical arrangement of work surfaces, units, a sink, and space for appliances, keeping cooking and preparation neatly separated from the main reception room.

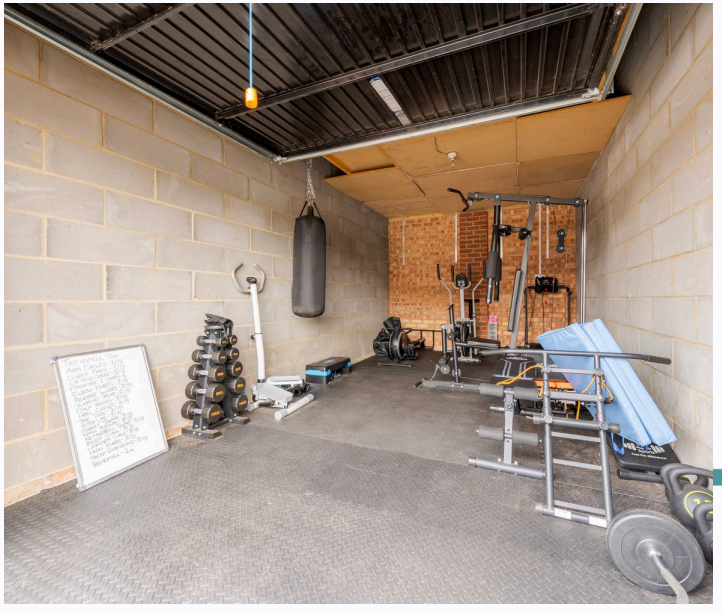
To the rear of the ground floor sits an impressive open-plan living room, stretching over 19 feet in length and offering ample space for both comfortable seating and a family dining area. Twin double doors open directly out onto the rear garden, creating an easy flow between indoor and outdoor living while allowing plenty of natural light into the room.

On the first floor, the landing leads to two bedrooms and the family bathroom, alongside a useful built-in storage cupboard. Spanning the full width of the front aspect, the larger of the two first-floor bedrooms provides generous proportions for a double bedroom or flexible family space, while the rear-facing third bedroom offers versatility as a child's room, guest room, or home office. The family bathroom sits centrally off the landing and is fitted with a bath, wash basin, and WC.

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Diss

Stairs continue to the second floor, which is dedicated to the principal bedroom suite. Occupying the top floor, this spacious main bedroom features a front-facing dormer window, built-in cupboard storage, and access to its own private en-suite shower room fitted with a shower cubicle, wash basin, and WC, offering a quiet retreat away from the main family living areas.

Outside, the rear garden is entirely patioed, providing a private, low-maintenance outdoor space ideal for seating, outdoor dining, and everyday family use without the upkeep of a lawn. Separate from the property sits a substantial garage, currently arranged as a converted gym, measuring 19'7" x 9'9", offering excellent versatility for storage, fitness, or hobby use, with parking available directly in front of the garage.

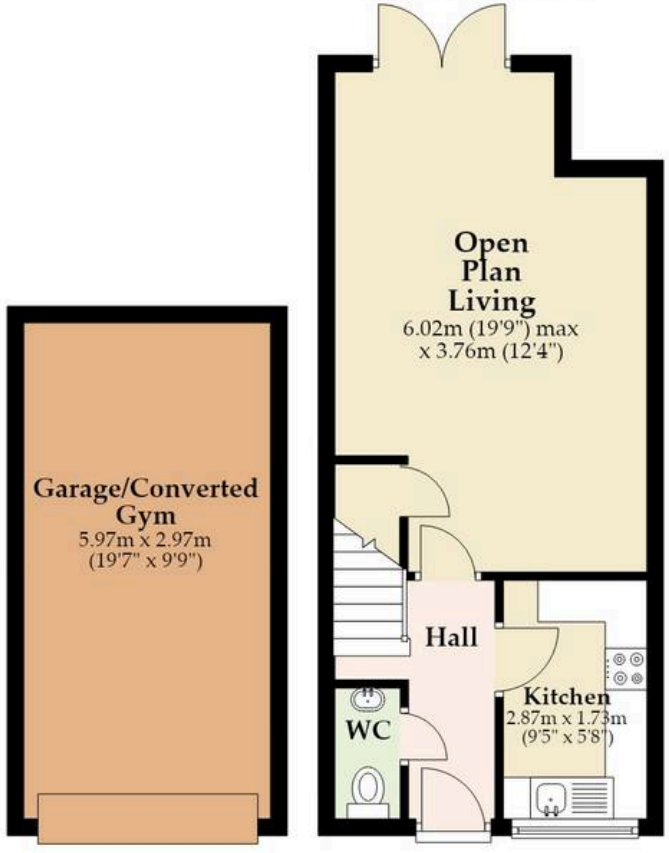
**Agent's Note**

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

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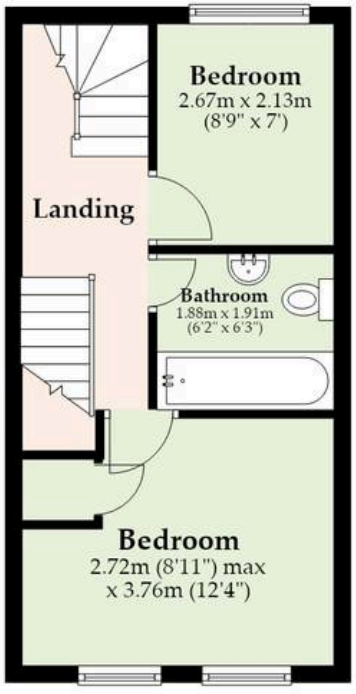
## Ground Floor

Approx. 33.8 sq. metres (364.0 sq. feet)
(excluding Garage/Converted Gym)



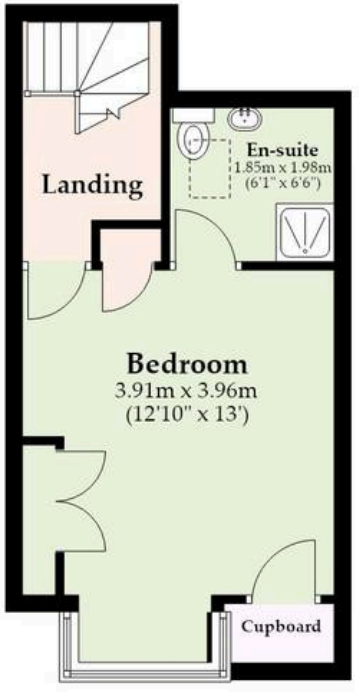

## First Floor

Approx. 28.5 sq. metres (307.0 sq. feet)




## Second Floor

Approx. 26.3 sq. metres (283.2 sq. feet)




Total area: approx. 88.6 sq. metres (954.2 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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