



18 Wordsworth Road, Diss

Minors & Brady



18 Wordsworth Road

Diss

Space, flexibility and convenience come together beautifully in this well-presented family home, ideally positioned within walking distance of Diss town centre and the mainline railway station. Offering versatile accommodation across two floors, the property features multiple reception spaces, a conservatory and a flexible fourth bedroom or study on the ground floor. A modern kitchen, separate utility room and useful additional storage areas ensure the home is as practical as it is comfortable. Outside, the enclosed rear garden provides a private setting for relaxation and entertaining, while off-road parking adds further everyday convenience. Perfectly suited to modern family life, this is a home that balances space, functionality and location in equal measure.

- Spacious and versatile family home arranged over two floors with flexible living accommodation throughout
- Three well-proportioned first-floor bedrooms plus a versatile ground-floor study or potential fourth bedroom
- Bright and comfortable sitting room flowing seamlessly into a dedicated dining area
- Conservatory providing valuable additional reception space overlooking the rear garden
- Modern fitted kitchen with excellent storage, preparation space and selected integrated appliances
- Separate utility room and practical boot room/store offering superb everyday functionality
- Convenient ground-floor cloakroom alongside a well-appointed family bathroom upstairs
- Off-road parking and an attractive frontage enhancing practicality and kerb appeal





18 Wordsworth Road

Diss

The Location

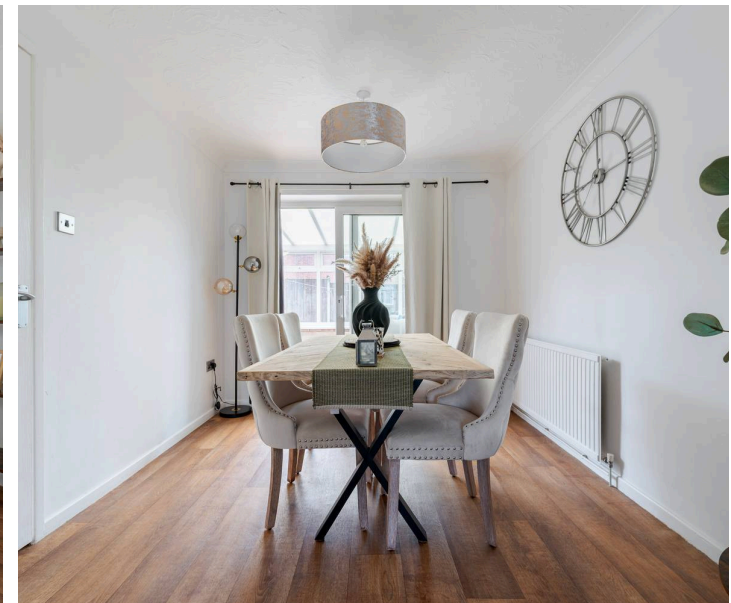
Situated within the thriving market town of Diss, this location offers an excellent balance of convenience, connectivity and community living. Renowned for its attractive town centre and historic character, Diss provides a comprehensive range of amenities including independent shops, well-known retailers, supermarkets, cafés, restaurants and everyday services, all within easy reach. The town's bustling atmosphere is complemented by a strong sense of community, making it a popular choice for buyers of all ages.

At the heart of the town lies the picturesque Diss Mere, one of the deepest natural inland lakes in the country, creating a wonderful focal point for residents and visitors alike.

Diss is particularly favoured by commuters thanks to its excellent transport connections. The mainline railway station offers regular direct services to Norwich, Ipswich and London Liverpool Street, making the town an attractive option for those seeking a market town lifestyle without sacrificing accessibility. Road links are equally convenient, with straightforward access to the A140 connecting Norwich, Ipswich and the wider regional road network.

The town also benefits from a range of healthcare facilities, schools, leisure amenities and sports clubs, ensuring all the essentials for day-to-day living are close by. For those who enjoy the outdoors, the beautiful surrounding Norfolk and Suffolk countryside offers numerous opportunities for walking, cycling and exploring, while nearby nature reserves and rural villages further enhance the lifestyle on offer.

M&B







18 Wordsworth Road

Diss

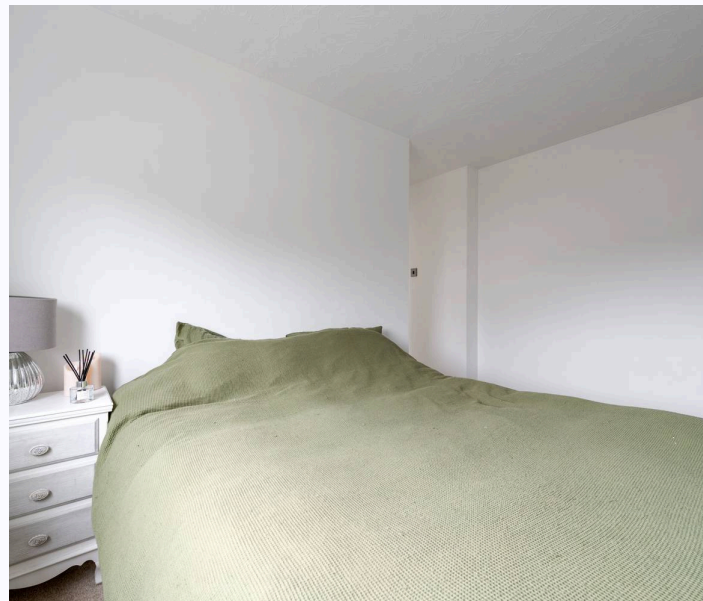
Wordsworth Road, Diss

Situated within a quiet and convenient residential setting, this well-presented family home offers spacious and versatile accommodation perfectly suited to modern living. Combining generous reception space, a practical layout and a private rear garden, the property is ideally positioned within walking distance of local amenities, schools and transport links, including the mainline railway station with direct services to London.

The accommodation is accessed via a welcoming entrance hall, creating an immediate sense of space and providing access to the principal ground floor rooms. A convenient cloakroom enhances day-to-day practicality, while useful built-in storage helps keep the home organised.

The sitting room is a bright and comfortable space, offering plenty of room for both relaxation and entertaining. Flowing naturally from the main living area is a dedicated dining room, creating an excellent environment for family meals, social gatherings and everyday living. The layout works particularly well for those who enjoy hosting, while retaining clearly defined living spaces throughout.

Adding further flexibility is the conservatory, which provides an additional reception area overlooking the garden. Whether utilised as a garden room, reading area, family room or home workspace, it offers a wonderful extension to the living accommodation and can be enjoyed throughout much of the year.



M&B





18 Wordsworth Road

Diss

The kitchen has been thoughtfully designed to maximise both storage and functionality, featuring a modern range of units and ample preparation space. Some integrated appliances further enhance the streamlined feel, while a useful utility room provides additional storage, laundry facilities and valuable separation from the main kitchen space. Beyond this, a versatile boot room/store offers further practicality and could suit a variety of uses depending on individual requirements.

A particularly appealing feature of the ground floor is the additional reception room, which offers excellent flexibility as a fourth bedroom, home office, playroom or hobby room. This adaptability makes the property especially attractive for growing families, those working from home or buyers seeking multi-generational living potential.

Upstairs, the first floor comprises three well-proportioned bedrooms, all arranged around a central landing. The principal bedroom benefits from fitted storage, while the remaining bedrooms offer comfortable accommodation for family members, guests or home working. Serving the bedrooms is a family bathroom fitted with a bath and overhead shower, creating a practical space for everyday routines.

Outside, the property enjoys off-road parking to the front alongside a lawned area that enhances the approach. To the rear, the enclosed garden provides a secure and enjoyable outdoor environment, with lawn and patio areas creating space for outdoor dining, entertaining and family enjoyment. The manageable design ensures the garden can be enjoyed without demanding extensive upkeep.



M&B



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