



3 Church Street, Diss

Minors & Brady

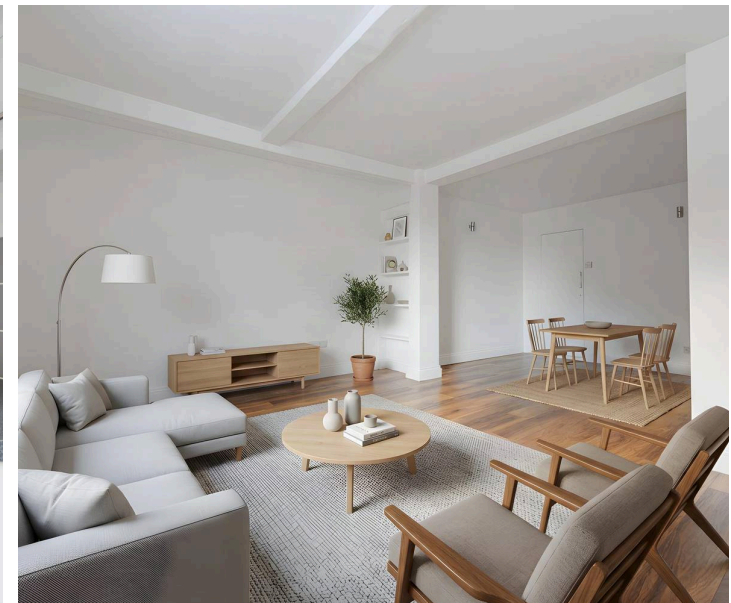


3 Church Street

Diss

A rare Grade II listed home with detached annexe and exceptional flexibility. Set on a generous plot and held under separate titles, this beautifully maintained Grade II listed residence offers a unique combination of period charm, practical family living and versatile ancillary accommodation. The main house provides three well-proportioned bedrooms and a wealth of character, thoughtfully balanced with modern comforts and sympathetic improvements throughout. To the rear, a detached self-contained annexe creates outstanding flexibility for multi-generational living, guest accommodation, home working or potential income generation, subject to the necessary consents. Further benefits include a detached double garage, attractive landscaped gardens and ample outdoor space designed for both relaxation and entertaining. Rarely available in such a complete package, this is a property perfectly suited to a wide range of lifestyle requirements.

- Charming Grade II listed period residence offering a wealth of original character and timeless appeal throughout
- Situated on a generous plot and held under separate titles, presenting a rare and versatile ownership opportunity
- Three-bedroom main house extending to approximately 1,253 sq. ft. of well-maintained and thoughtfully arranged accommodation
- Spacious sitting room, dedicated dining area and characterful kitchen/breakfast room ideal for modern family living
- Principal bedroom benefitting from en-suite facilities, complemented by two further bedrooms and an additional shower room
- Detached self-contained annexe comprising a sitting room with wood-burning stove, kitchen area, bedroom and shower room



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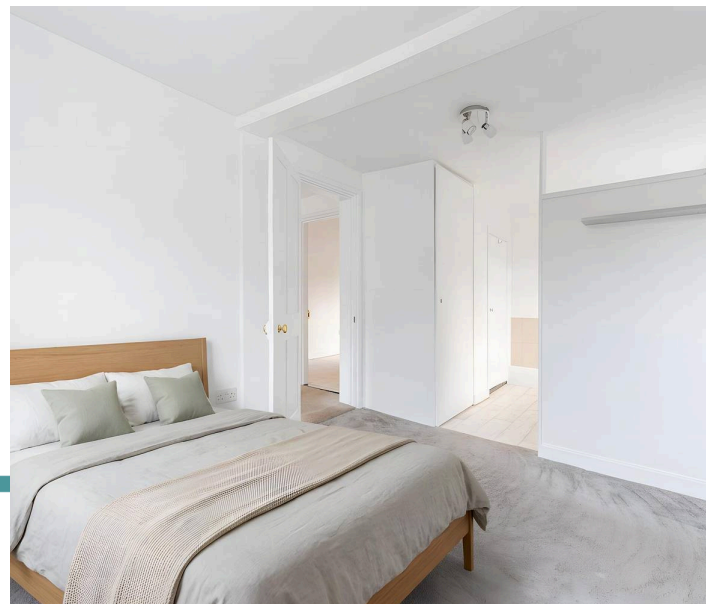
The Location

Situated on the southern side of Diss, this location enjoys a peaceful residential setting while remaining conveniently close to the town's extensive range of amenities. Popular with families, professionals and retirees alike, the area offers the perfect balance between day-to-day convenience and a more relaxed pace of life, with local green spaces, schools and transport links all within easy reach.

Diss is one of South Norfolk's most popular market towns, centred around its striking mere, one of the deepest natural inland lakes in the country. The town offers an excellent mix of independent boutiques, cafés, restaurants, public houses and everyday services, creating a vibrant yet welcoming atmosphere. A regular market, various community events and seasonal activities contribute to the town's strong sense of community throughout the year.

For everyday shopping, residents benefit from a choice of major supermarkets including Tesco, Morrisons, Aldi and Co-op stores, supplemented by a range of independent retailers, bakeries, butchers and convenience outlets. Healthcare facilities, pharmacies, leisure amenities and banking services are all readily accessible within the town.

For commuters, Diss Railway Station is easily accessible and provides direct services to Norwich, Ipswich, Colchester and London Liverpool Street, making the town an attractive choice for those travelling further afield. Excellent road connections via the A140 and A143 also provide convenient access to Norwich, Bury St Edmunds, Ipswich and the wider Norfolk and Suffolk countryside.



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Occupying a generous plot and held under separate titles, this charming Grade II listed period home offers a rare opportunity to acquire a beautifully maintained character property together with a detached self-contained annexe positioned to the rear.

Combining timeless period features with tasteful modern improvements, the main house provides comfortable family accommodation whilst retaining the character and charm expected of a listed home. The addition of a separate annexe and double garage creates a highly versatile package, equally suited to multi-generational living, guest accommodation, independent workspace or potential holiday let/Airbnb use, subject to any necessary consents and regulations.

The principal residence extends to approximately 1,253 sq. ft. and has been thoughtfully cared for, creating a home that feels both welcoming and practical. The ground floor centres around a well-proportioned sitting room, complemented by a dedicated dining area and a kitchen/breakfast room that balances modern convenience with traditional character.

A useful ground floor cloakroom and storage areas further enhance the functionality of the accommodation.



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Upstairs, three bedrooms are arranged around a central landing, including a generous principal bedroom with its own en-suite facilities. The remaining bedrooms are served by an additional shower room, creating comfortable accommodation for families, visiting guests or those seeking extra space to work from home. Throughout, the property retains the warmth and personality expected of a period village home whilst benefiting from careful ongoing maintenance and sympathetic updates.

To the rear of the plot sits the detached annexe, providing an entirely separate living environment that significantly enhances the property's appeal. Offering independent access and its own accommodation arrangement, the annexe comprises a sitting room with a characterful wood-burning stove, a fitted kitchen area, shower room and bedroom. Distinct from the more refined feel of the main house, the annexe possesses a charming and slightly whimsical character of its own, creating a cosy retreat for family members, guests or potential visitors.

The annexe's separation from the main dwelling makes it particularly attractive for buyers seeking flexibility. Whether accommodating relatives, older children, dependent family members, visiting guests or exploring supplementary income opportunities, the space lends itself to a variety of uses while maintaining independence from the principal residence.







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Externally, the property continues to impress. A detached double garage provides secure parking, storage or workshop potential, while the surrounding gardens have been attractively landscaped and are clearly well cared for. The outdoor space complements both dwellings beautifully, offering areas to relax, entertain and enjoy the setting whilst maintaining a sense of privacy.

Rarely does a property combine such a successful blend of period character, modern practicality and flexible ancillary accommodation. With its Grade II listed status, detached annexe, double garage, landscaped gardens and separate titles, this is a highly versatile home capable of meeting a wide range of lifestyle requirements.

Agent's Note

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

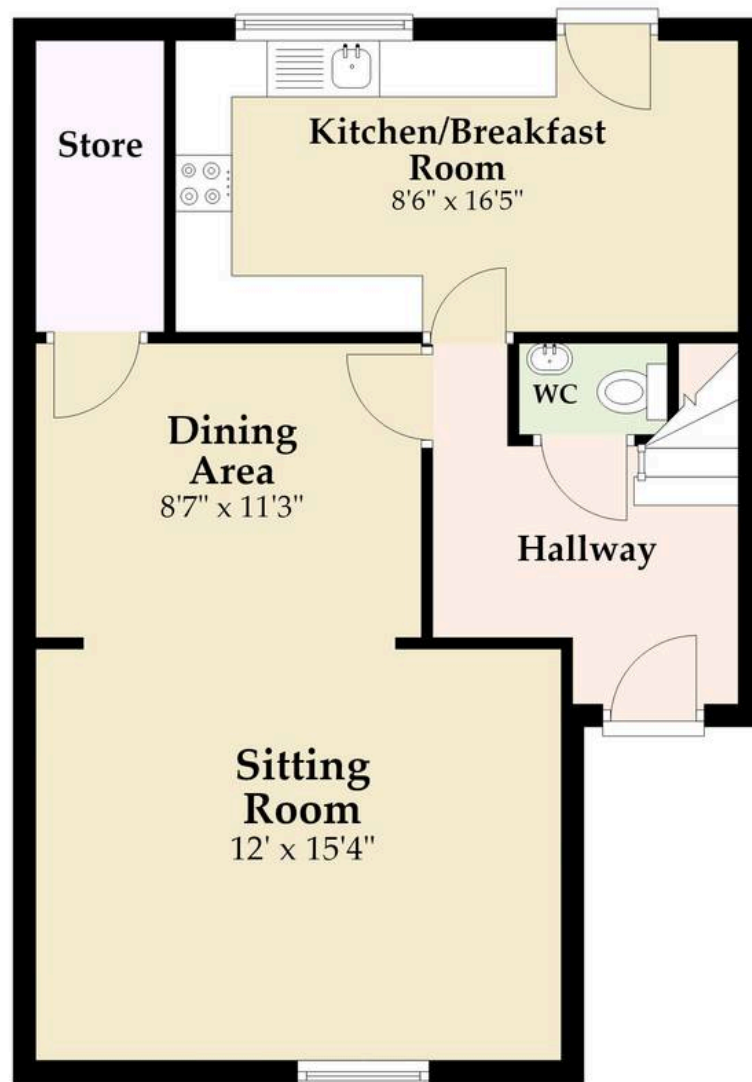
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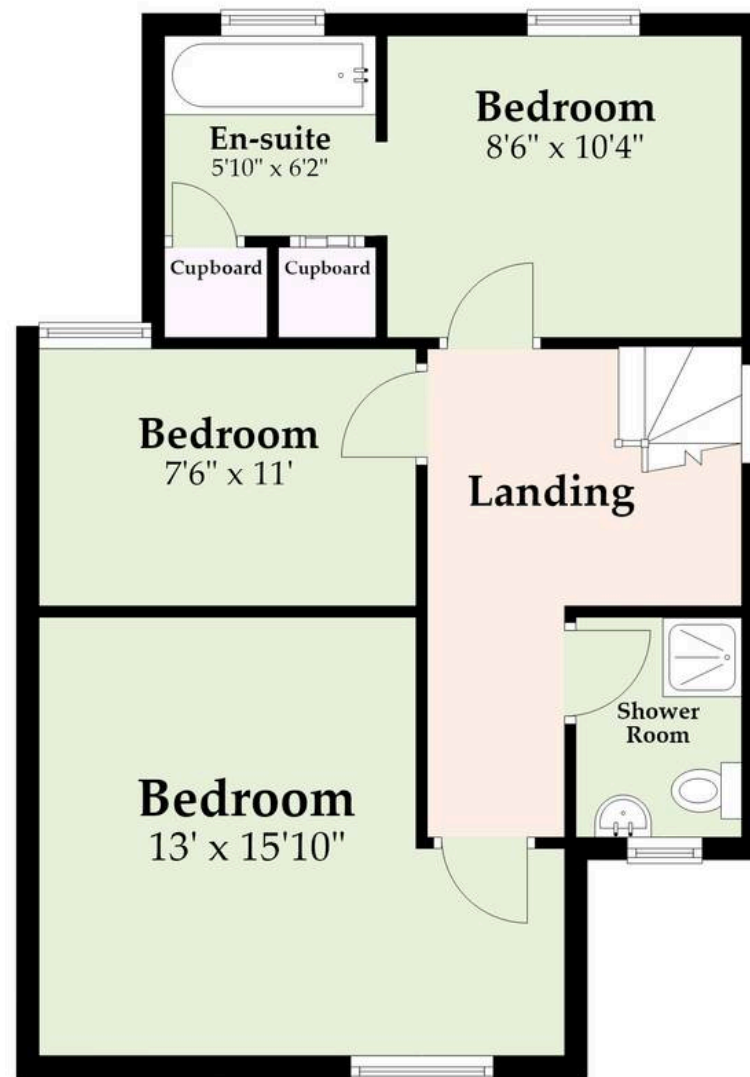
Ground Floor

Approx. 546.0 sq. feet



First Floor

Approx. 707.2 sq. feet



Total area: approx. 1253.2 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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