



15 Walcot Road
Diss | Norfolk | IP22 4DB

FINE & COUNTRY

CHARACTER AND STYLE



Built in 1912 and set back from the road, this Edwardian home offers town and country life all in one. Offering four bedrooms and three bathrooms, three large, charming receptions rooms plus a wonderful kitchen, this home offers complete flexibility. Set in the perfect location within easy walking distance to the train station and town centre yet providing field views from the rear garden, this stunning home has space for all the family to experience both urban and rural living here.



KEY FEATURES

- A Handsome Detached Edwardian Property situated in the Market Town of Diss
- The Accommodation is set over Three Storeys
- Four Bedrooms; Three Bath/Shower Rooms
- Kitchen with Pantry/Utility plus Ground Floor WC
- Three Reception Rooms
- The Garden consists of a Patio Area, Raised Beds and a Shed
- Overlooking Fields to the Rear
- Garage and Driveway with Plenty of Parking
- Close to the Train Links and Amenities of Diss
- Chain Free

This charming yet contemporary home has retained the warmth of a character property whilst being a practical family home lending itself to versatility of use. The current owner was drawn to it having lived in Diss as a child and knew the house well and had always adored the style, impressive chimneys and statement Wisteria at the front. When returning from living away this home became available and it was a perfect fit for their family. The owners say "it has been a truly amazing home and is perfect for raising children, with the convenience of living so close to the town but with lovely countryside views."

Step Inside

A spacious entrance hall welcomes you and sets the tone with its bright airy ambience. To the right the cloakroom and pantry lead to the large kitchen, well defined and open plan with the dining room. Double doors connect to the sitting room and all three rooms can become one for entertaining. To the left of the entrance hall is the study and straight ahead is the sitting room. The ground floor flows so well and offers opportunity to change the use of space according to needs. The home has a welcoming feel, comfortable yet contemporary and retains the Edwardian character very well.

Flexible Space

You have everything you need in this home with space for socialising or to relax quietly. The well-equipped contemporary kitchen allows catering for a crowd and is open planned with the dining room, making chatting to the chef easy. The dining room offers a stunning lantern/cupola style roof with directional spot lighting, along with oak flooring and bifold doors to the garden for seamless alfresco entertaining - this room is very special. At the other end of the dining room, double doors lead to the sitting room allowing for opening up a great party space with lots of light, whilst of course still having the option to close the doors to watch television or read by the fire. The large sitting room is a room for all seasons - with large south facing window for summer sunshine and beautiful fireplace with wood burner, warm and inviting for those cosy winter evenings. The study has a feature fireplace and oak flooring retaining the character of this home and could be used as a ground floor bedroom too.





KEY FEATURES

Exploring Upstairs

The first-floor landing with side window and further stairs to the second floor is beautifully light and airy. The bright Master Bedroom at the rear of the house with dual aspect to the side and rear has peaceful open views of open fields and offers a stylish ensuite shower room plus useful under stairs storage space. The sizeable second bedroom is light and bright with a large window, whilst the third bedroom has a right-angled bay window overlooking Diss and cast iron fireplace with adjacent storage cupboards. The tasteful family bathroom has a gorgeous free standing roll top bath for an indulgent soak as well as a shower cubicle, so all needs are catered for here. The top floor double bedroom has a window to the front displaying open views of Diss, and the rear window within the dressing area has views of the neighbouring farmland. The ensuite here really is a luxurious highlight – it boasts a walk-in shower cubicle that could be used as a steam room! This bedroom could be a games room home office or craft room, so the possibilities are endless.

Step Outside

Set back from Walcot Road with a gravelled driveway providing off road parking for several vehicles, and attractive lawn, the home continues its feeling of space. The garden has a cottage feel to it, with plants in keeping with the Edwardian charm of the house. It is a relaxing and peaceful space, and the current owners added extra seating space so they could enjoy the summer evenings in the garden. Doors from the dining room lead to a large patio area perfect for alfresco dining with three raised beds close by for the chef's access to the herb garden. The lawns, mature trees and shrubs provide a great space for children and dogs to play as well as various places for sun and shade, and lead to stunning views over farmland. A garden shed, wood store and workshop along with a garage complete the outside space.

On The Doorstep

The current owners say that Walcot Road is a very friendly neighbourhood and just a few steps from the house is a sports club with squash, tennis, gym and more, plus the High School is also nearby. Diss is perfect for those seeking access to a quaint town offering a variety of amenities and a strong sense of local identity. A short walk takes you into Diss town's bustling centre, home to many shops and eateries, a medical practice and dentist plus a lively Friday market. For culture vultures the historic Corn Hall hosts local events and productions, while Diss Mere provides a tranquil retreat for leisurely walks and picnics.

























INFORMATION



How Far Is It To....

Situated in the picturesque Waveney Valley, with easy access to the Norfolk Broads, the area is perfect for those who enjoy life outdoors with the surrounding countryside offering opportunities for cycling, riding, hiking and birdwatching. Diss offers a train station with London in 90 minutes reach. The cathedral city of Norwich is a short drive away offering theatre, sports and shopping malls.

Directions

Follow Mount Street from the town and turn left on to Walcot Road. The property is on your left set back from the road.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///skid.hotdog.rating](http://skid.hotdog.rating)

Services, District Council and Tenure

Gas Central Heating

Main Drainage

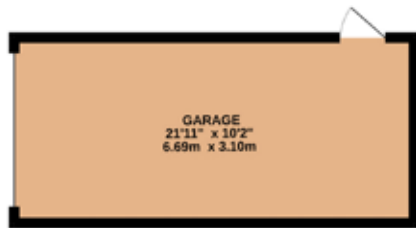
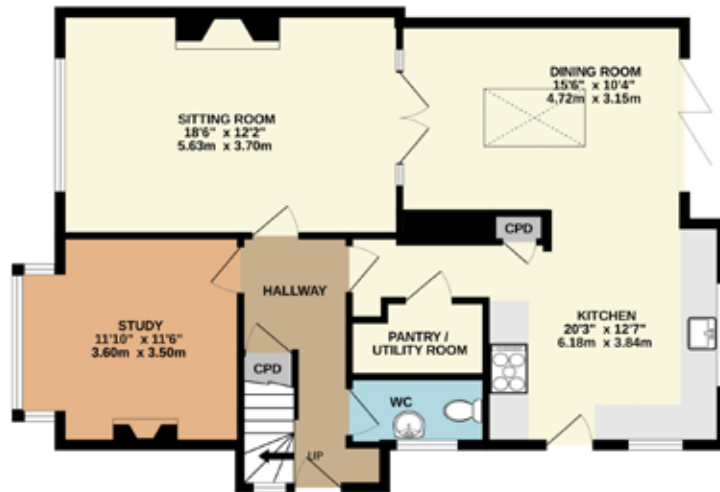
Broadband Available – IGB Fiber to premises - please see www.openreach.com/fibre-checker

Mobile Phone Reception – current good reception with EE but may vary depending on network provider Please see www.ofcom.org.uk - to check

South Norfolk District Council - Tax Band E

Tenure: Freehold

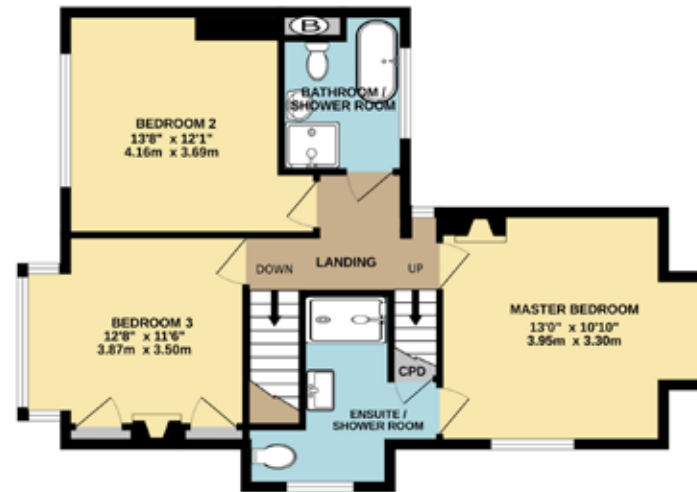
GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



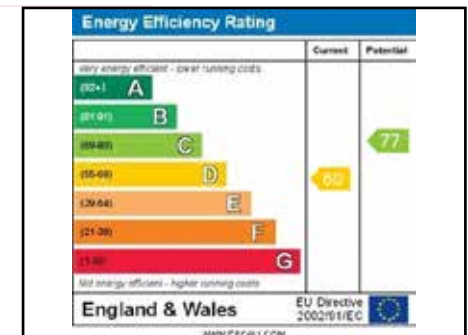
TOTAL FLOOR AREA : 1877 sq.ft. (174.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



2ND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

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Fine & Country Foundation, charity no. 1160989

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