



Guide Price £270,000

3 Bedroom Detached House for sale
9 Pollard Court, Diss





Overview

Corner-plot calm, proper parking and chain-free ease - this modern detached home pairs an upgraded kitchen with a standout garden, so you can move in, exhale, and enjoy the space.



Key Features

- Chain-Free Sale for a Faster Move
- 3-Bedroom 2-Bathroom Detached Home
- Corner-Plot Position for Extra Privacy and Calm Feel
- Upgraded Kitchen–Diner with NEFF Hide-and-Slide Oven, Induction Hob and Ample Storage
- Private Outlooks and Garden Access from Both Reception Spaces
- Principal Bedroom with Ensuite Shower Room - 2 Bedrooms with Built-In Storage
- Modern Family Bathroom, Separate Entrance and Ground-Floor Cloakroom
- Uniquely Substantial Rear Garden with Summer House and Greenhouse
- Rare and Secluded Terraced Patio to the Front
- Single Garage Plus Driveway Parking for 2 Vehicles





Welcome to Pollard Close, Diss. Tucked nicely into a corner plot, this three-bedroom detached home stands out straight away for one big reason: the outside space. While many similarly aged (and even newer) homes compromise on garden size, this one offers a substantial rear garden that genuinely changes how you'll live - more room for children to play, space for summer entertaining, or simply for a bit of green calm at the end of the day. Subject to the necessary planning permissions, a plot of this size could also offer excellent potential to extend, if you ever wanted more space in the future. To the front, a rare terraced patio creates a welcoming spot for a morning coffee or a quiet evening beverage.

Step inside to the heart of the home: a uniquely laid-out kitchen-diner, upgraded, practical, and designed for real life. With a NEFF hide-and-slide oven, induction hob, and generous worktop and storage space, this Wickes kitchen will please anyone who enjoys cooking in a social space and is perfect for prepping for outdoor dining, with direct access to the garden. Better still, this room looks out over the garden - those verdant views give this space a lighter, more open feel than you often find in comparable properties.

The living room continues that connection to the outdoors, opening through French doors onto the terraced patio - wonderful for extending your living space in warmer months and effortless hosting. It's a layout that works: sociable where you want it, calm where you need it, and with a flow that makes day-to-day life feel easy and relaxed. This floor includes a separate front entrance and cloakroom. Worth noting upgrades such as Karndean flooring in the reception rooms, new exterior doors and consumer unit, among other details.

The first floor offers three bedrooms, two with built-in storage. The main bathroom serves the household, while the principal bedroom has its own generous ensuite shower room - ideal for busy mornings, guests, or simply extra privacy. A noticeable feature throughout this home is the natural brightness.

If you're looking for a detached home that delivers more than the standard feel - with a standout garden, quality kitchen upgrades, French doors to outdoor space, and reliable parking (driveway for two plus a single garage) - this home deserves your attention. Get in touch 24/7 to arrange a viewing and experience the difference this unique plot can make.

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Kitchen-Diner

15' 1" x 11' 6" (4.60m x 3.52m)

Dining Area: Karndean flooring, uPVC double-glazed window, hardwired ceiling light, under-stairs storage cupboard, coving, radiator and multiple sockets.

Kitchen Area: Tiled flooring, uPVC double-glazed exterior door and windows, Wickes fitted base and wall-mounted units, laminate worktops, splashback tiling, integrated extractor hood, NEFF Hide-and-Slide oven, induction hob and freezer, space and plumbing for washing machine and fridge, 1.5 deep stainless steel sink, multiple sockets and hardwired ceiling light.

Living Room

15' 1" x 12' 0" (4.62m x 3.67m)

Karndean flooring, uPVC double-glazed window and French doors, open fireplace with brick surround, tiled hearth and solid wood mantel, fitted shelving, wall and ceiling-mounted lights, coving, multiple sockets, radiator and TV aerial.

Entrance

8' 3" x 3' 6" (2.54m x 1.09m)

Karndean flooring, composite front door, radiator, ceiling light and houses the consumer unit.

Cloakroom

7' 8" x 2' 5" (2.35m x 0.76m)

Vinyl flooring, obscured uPVC double-glazed window, toilet, Vanity wash hand basin with splashback tiling, radiator and ceiling light.

Bedroom One

12' 1" x 8' 9" (3.70m x 2.68m)

Fitted carpet, uPVC double-glazed window, dual built-in wardrobes, ceiling light, radiator and multiple sockets.

Ensuite Shower Room

7' 8" x 6' 0" (2.34m x 1.85m)

Vinyl flooring, obscured uPVC double-glazed window, rectangular shower tray with glass doors, tiled walls and mixer shower, wash hand basin and toilet set on a tiled wall, full-height heated towel rail, shaver socket and ceiling light.

Bedroom Two

9' 2" x 8' 4" (2.81m x 2.56m)

Fitted carpet, uPVC double-glazed window, built-in half-height wardrobe and airing cupboard, ceiling light, radiator and multiple sockets.

Bedroom Three

8' 9" x 6' 0" (2.69m x 1.83m)

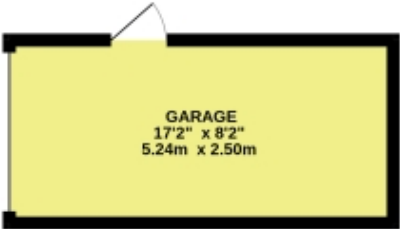
Fitted carpet, uPVC double-glazed window, ceiling light, radiator and socket.

Family Bathroom

5' 6" x 5' 5" (1.69m x 1.67m)

Vinyl flooring, obscured uPVC double-glazed window, bath with mixer dual-headed shower, toilet, Vanity wash hand basin with splashback tiling, waterproofed wall panels, full-height heated towel rail and ceiling light.

Floorplans



3-BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 936 sq.ft. (87.0 sq.m.) approx.

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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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01953 665 785 (24/7)
wymondham@ewemove.com



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