

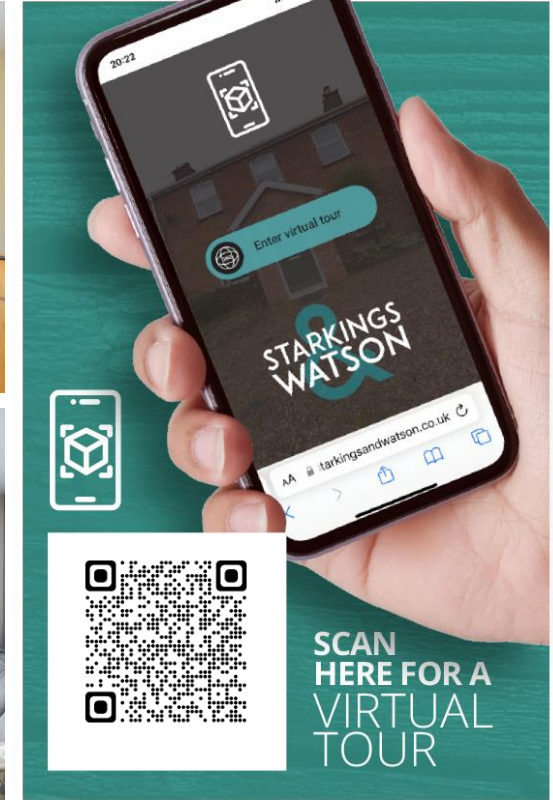
HARRIER WAY

Diss IP22 4UL

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01379 450950

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**STARKINGS
&
WATSON**

- Detached Family Home
- Popular Residential Location
- Easy Walking Distance Of Town & Train Station
- Two Bright Reception Rooms
- Kitchen/Diner & Separate Utility Room
- Three Ample Bedrooms & Two Bathrooms
- Private Gardens Rear & Side
- Driveway Parking

IN SUMMARY

This recently built THREE BEDROOM DETACHED FAMILY HOME is presented in IMMACULATE ORDER and offers a young family with all the space they might need. Occupying a CORNER PLOT the house offers a larger position than some others on the development with AMPLE PARKING to the side, private side courtyard and enclosed rear gardens. Internally there is a lovely sitting room to the front, central hallway, w/c as well as the OPEN PLAN family friendly KITCHEN/DINING ROOM to the rear with breakfast bar and doors opening onto the garden. In addition there is a separate utility room. Heading up to the first floor there are THREE GENEROUS BEDROOMS, a family bathroom and EN-SUITE. The property is positioned in an excellent location for the train station and links to London.

SETTING THE SCENE

To the front there is the main entrance door which is partially covered as well as shingle and lawns and to the side there is hard standing driveway parking for multiple vehicles with gated access into the side

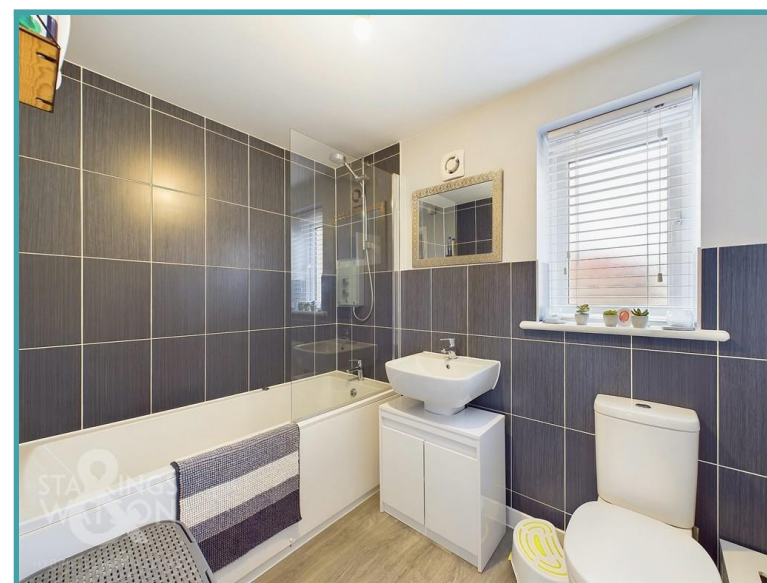
courtyard.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with stairs to the first floor landing as well as the ground floor w/c and downstairs storage. The same wood effect flooring runs throughout the hallway and kitchen giving a nice flow. The main sitting room is found to the left overlooking the frontage allowing plenty of natural light. The open plan kitchen diner is found to the rear of the house with a range of fitted units and rolled edge worktops over as well as a breakfast bar and plenty of space for the dining table. The kitchen offers integrated electric oven and gas hob with extractor fan over as well as space for the fridge freezer and dishwasher. There are also double doors from the dining room leading out onto the rear garden. Off the kitchen you will find the separate utility room with further cupboard storage and space for washing machine and tumbled dryer as well as access to the side garden. Heading up to the first floor landing there is cupboard storage as well as loft hatch access. The main bedroom is found to the front with double fitted wardrobes and an en-suite shower room. To the rear there are two ample bedrooms of equal size with fitted wardrobes to one as well as the main family bathroom.

THE GREAT OUTDOORS

The pleasant rear garden is fully enclosed with timber fencing as well as planted borders and a paved patio which continues around the side. To the side there is



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a private paved courtyard providing extra storage space leading to the driveway.

OUT & ABOUT

The property is located just outside the centre of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

FIND US

Postcode : IP22 4UL

What3Words : ///wolves.league.thudded

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised there is a service charge in place for the maintenance of the communal areas of approximately £187 per annum.

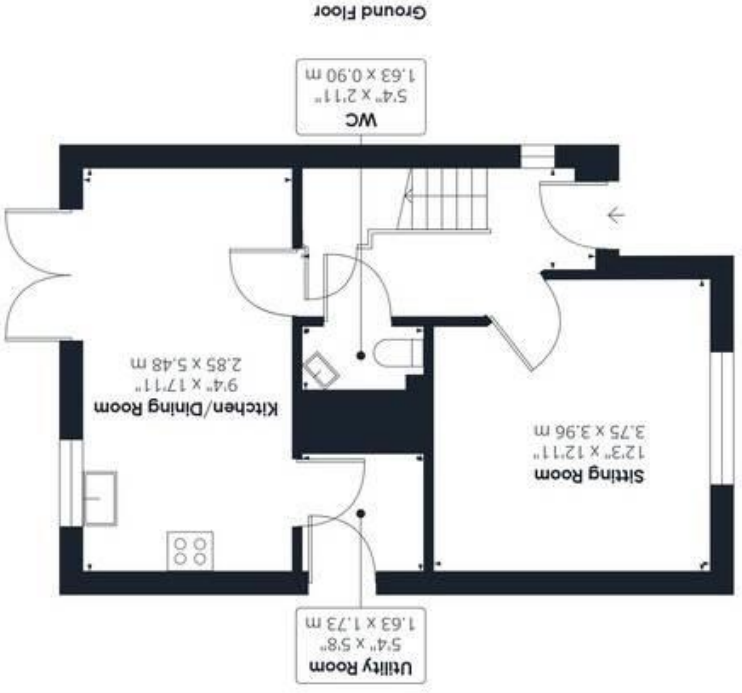
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Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area^m

894.45 ft²
83.1 m²

