



Harrier Way, Diss - IP22 4UL



## Harrier Way

Diss

NO CHAIN! Situated on a SMALL and POPULAR DEVELOPMENT just on the edge of DISS TOWN CENTRE within an EASY WALK to the shops, schools and TRAIN STATION, this CONTEMPORARY THREE YEAR OLD DETACHED FAMILY HOME offers internal accommodation in excess of 1200 Sq-ft (stms). Overlooking GREEN SPACE and with bright and spacious family living, entering via the welcoming hallway you will find a sitting room to the front and a LIGHT and BRIGHT 21' MODERN KITCHEN/DINING ROOM with doors onto the rear garden - stretching across the width of the property, as well as a separate UTILITY ROOM and cloakroom all on the ground floor. On the first floor you will find FOUR DOUBLE BEDROOMS, including the main bedroom with en suite, a family bathroom, as well as another single bedroom/study. Externally the rear garden is landscaped and fully enclosed with gated access on both sides. In addition there is an integral GARAGE to the front and DRIVEWAY PARKING for TWO/THREE VEHICLES.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- Detached Family Home
- Newly Built with NHBC Remaining
- Modern Open Plan Kitchen/Dining Room & Utility
- Five Generous Bedrooms
- Family Bathroom & En-Suite
- Integral Garage & Driveway Parking
- Enclosed Rear Garden

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.



## SETTING THE SCENE

The property can be found on the front of the development benefitting from an open aspect overlooking green space. There is hard standing parking to the front on the driveway leading to the integral single garage. The garage has an up and over door with power and light. The main entrance is found to the front partially covered with a further side gate leading to the rear garden.

## THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming hallway with stairs to the first floor landing as well as understairs storage. To the right off the hall is the main sitting room overlooking the frontage. To the end of the hallway you will find the open plan kitchen/dining room, a generous space with a fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, inset gas hob, built-in electric oven with stainless steel splash back and extractor fan over, integrated fridge/freezer, integrated dishwasher, space for dining table, wood effect flooring, and uPVC double glazed French doors to rear. There is then a door leading through to the utility and the w/c beyond with the utility offering a fitted range of wall and base level units with complementary rolled edge work surfaces, matching up-stands, space for washing machine, space for tumble dryer, wood effect flooring, wall mounted gas fired central heating boiler and a door to the garden.

Heading up to the first floor landing there is loft hatch access and an airing cupboard as well as access to five bedrooms and a family bathroom. Four of the bedrooms are double with one single used as an office. The main bedroom features a modern en-suite shower room with w/c and hand wash basin and a shower. The main bathroom offers a bath with shower over, w/c and hand wash basin.

## FIND US

Postcode : IP22 4UL

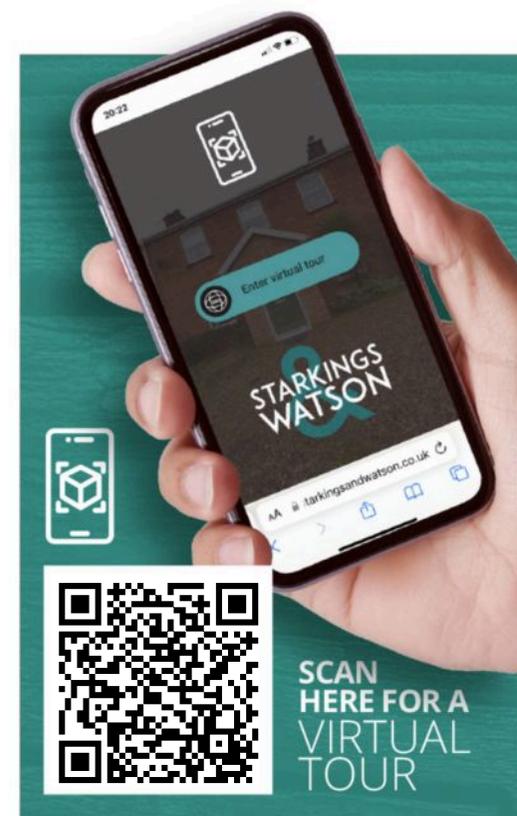
What3Words : ///clarifies.display.horizons

## 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.







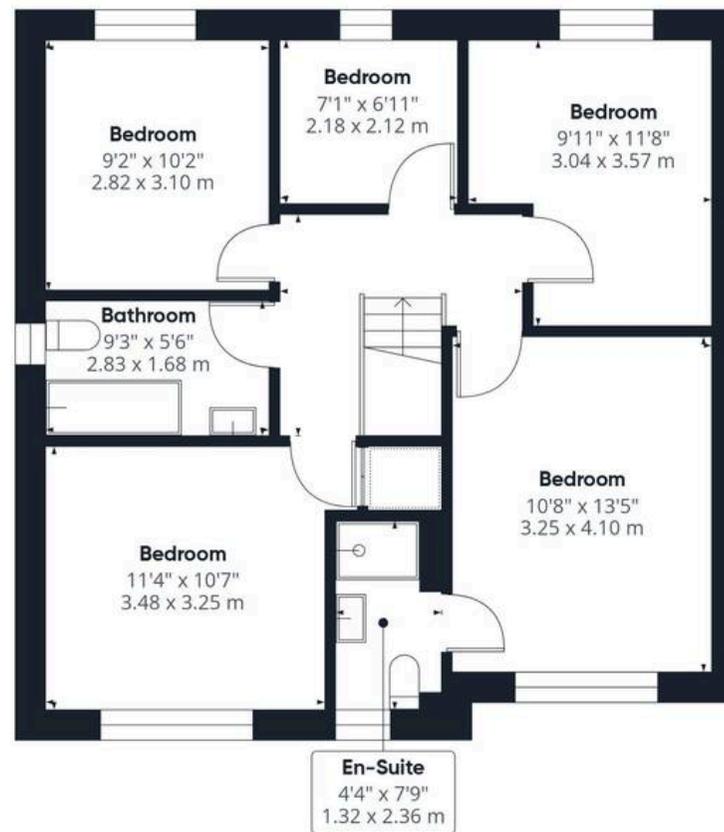
## THE GREAT OUTDOORS

Accessed via the kitchen an enclosed rear garden can be found with patio area providing the ideal space to relax and entertain with an adjacent lawn. The garden provides a blank canvas ideal for further landscaping, whilst side access on both side leads to the front of the property.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1347 ft<sup>2</sup>  
125 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE 360**



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.