



Harrier Way, Diss - IP22 4UL

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS

Harrier Way

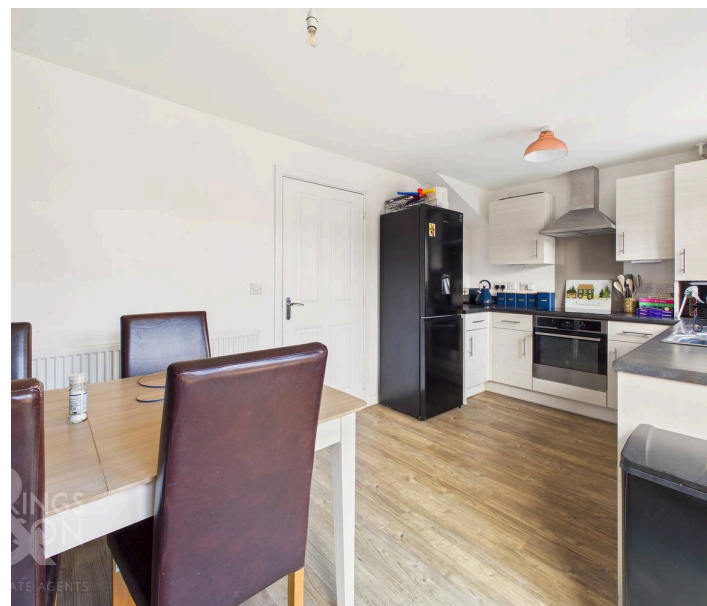
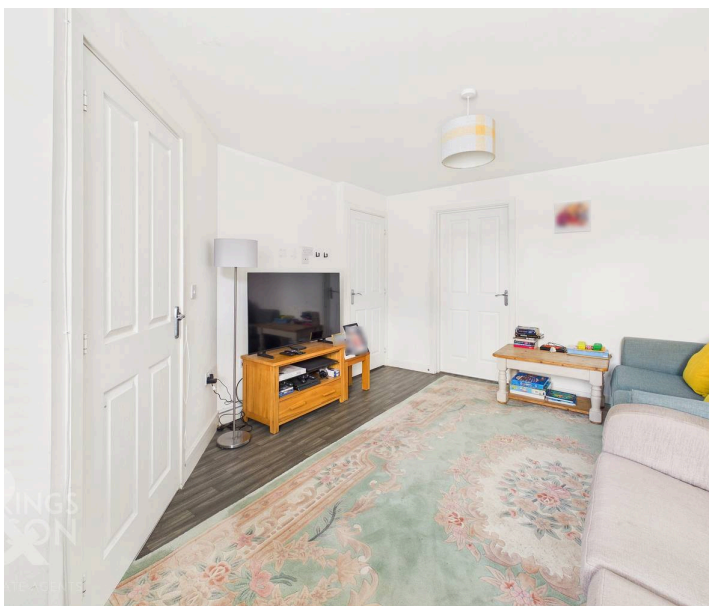
Diss

Located in a quiet cul-de-sac setting, this MODERN THREE BEDROOM END OF TERRACE family home offers a charming retreat ready to move into set within a prime location. Boasting convenience at its core, the property sits just moments away from the mainline TRAIN STATION, making daily commutes a breeze. The ground floor welcomes you with a hall entrance and W/C, spacious sitting room to the front and a SEPARATE KITCHEN/DINING ROOM to the rear with doors onto the rear garden creating a family friendly living space. The first floor offers THREE AMPLE BEDROOMS, complemented by a FAMILY BATHROOM and an excellent EN-SUITE. Step outside and unwind in the private enclosed rear garden, a perfect spot for outside entertaining or family fun. Parking will never be an issue with TWO ALLOCATED PARKING SPACES for two vehicles accompanying this delightful abode. With the house only being a few years old, the home is ready to move into without hassle.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Modern End Of Terrace Family Home
- Cul-De-Sac Location
- Excellent Position For Train Station
- Sitting Room & Separate Kitchen/Dining Room
- Three Ample Bedrooms
- Bathroom, En-Suite & Ground Floor W/C
- Private Enclosed Rear Garden
- Allocated Parking For Two Vehicles

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

Approached via the cul-de-sac, there is allocated parking off road to the front of the house for two vehicles. There is a pathway to the side and front which leads to the rear garden to the side and the main front door also.



THE GRAND TOUR

entering the house via the main entrance door to the front there is a welcoming hallway with stairs ahead to the first floor and a useful ground floor W/C. There is a door leading into the main sitting room to the front with a large understairs cupboard. A door leads through from the sitting room into the kitchen/dining room to the rear. The kitchen/dining area offers plenty of room for family meals with double doors out to the garden beyond. The kitchen offers a range of wall and base level units with rolled edge worktops over. There are integrated appliances to include an electric oven and induction hob with extractor fan over. There is space for fridge/freezer and dishwasher as well as washing machine. The gas fired boiler can be found wall mounted in the kitchen also.

Heading up to the first floor landing there is an airing cupboard as well as loft access. You will find three bedrooms off landing with two to the rear and the main bedroom to the front. The main bedroom offers an en-suite shower room with w/c, hand wash basin and shower. The main bathroom offers a w/c and hand wash basin as well as bath.

FIND US

Postcode : IP22 4UL

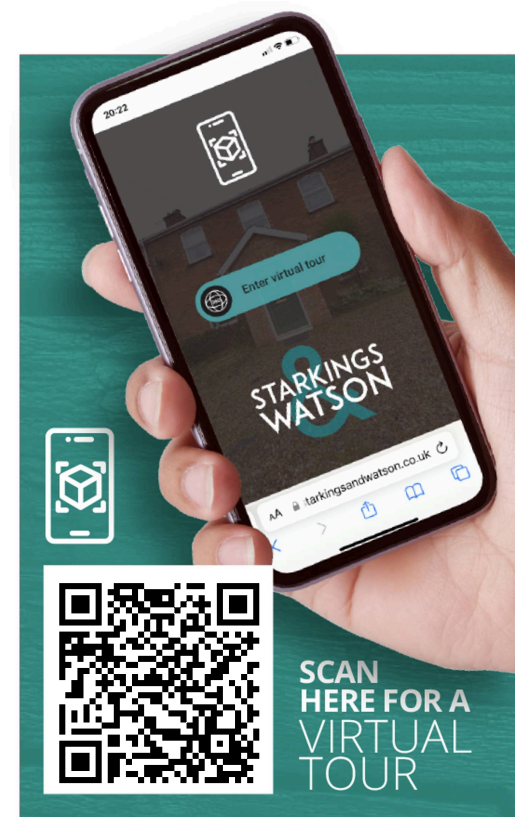
What3Words : ///fever.patching.weeded

VIRTUAL TOUR

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

AGENTS NOTES

There is a communal service charge payable for the upkeep of the development in the region of £167.30 PA.



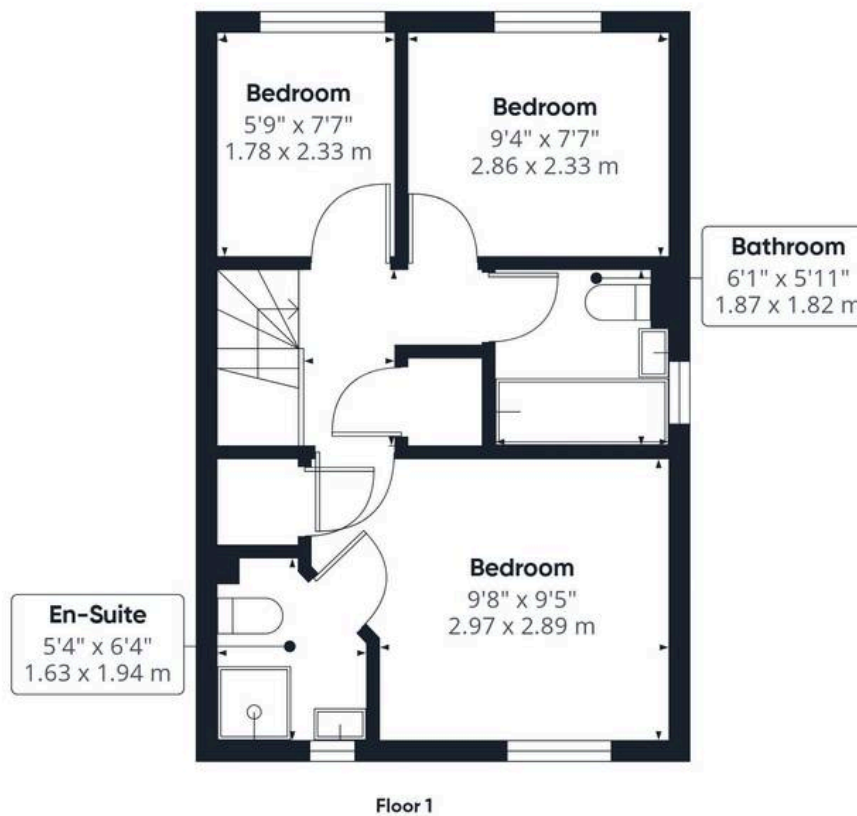
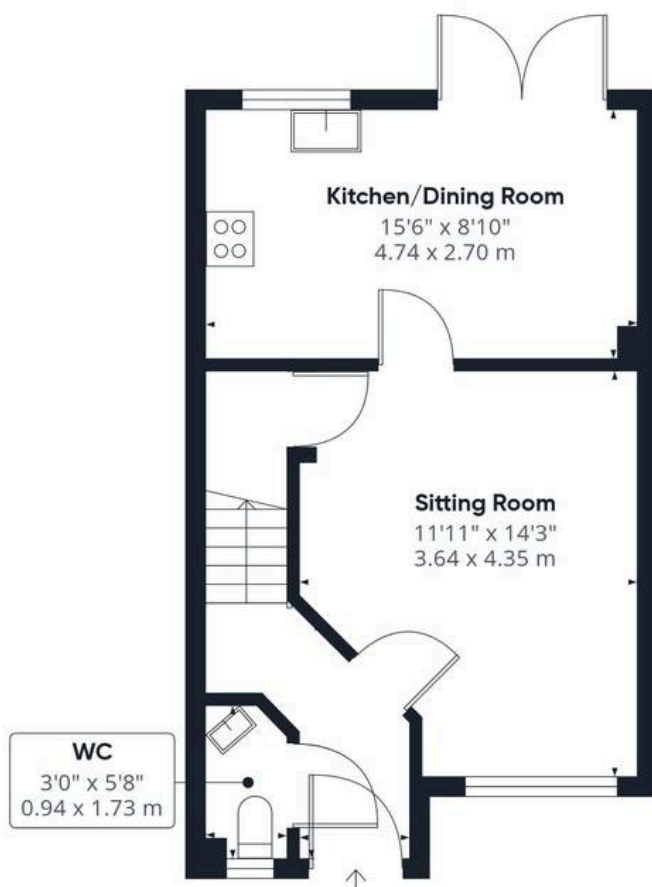




THE GREAT OUTDOORS

The enclosed rear garden offers a little more space than you might expect with it being an end of terrace. There is an extended paved patio ideal for outside dining as well as a lawn and shingled area beyond. You will also find a timber shed as well as side access to the front. The garden is enclosed with timber fencing as well.





Approximate total area⁽¹⁾
707 ft²
65.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.