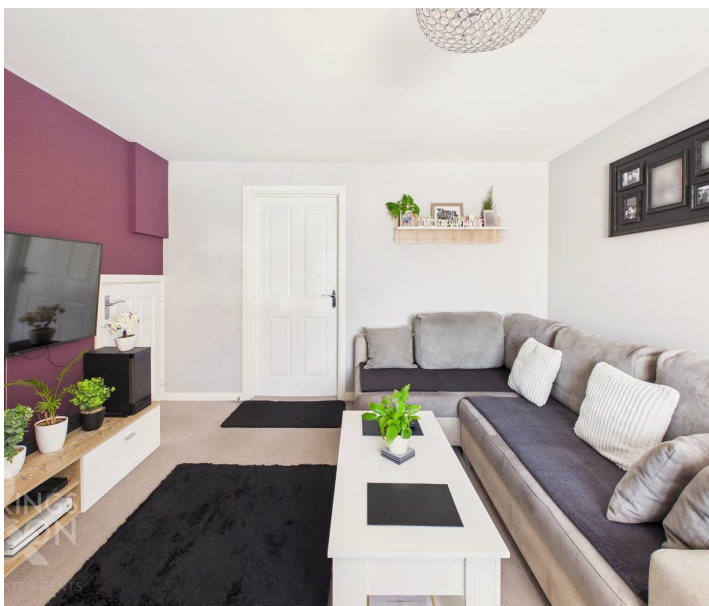




Harrier Way, Diss - IP22 4UL



Harrier Way

Diss

NO CHAIN! Welcome to this IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED HOME, ideally situated on a RECENTLY BUILT DEVELOPMENT on the edge of town. Step inside to discover a welcoming ENTRANCE HALLWAY, leading into a BRIGHT AND AIRY SITTING ROOM, perfect for relaxation or entertaining guests. The SEPARATE KITCHEN/DINER boasts CONTEMPORARY FITTINGS, ample storage, and generous space for family dining, with direct access to the garden (ideal for indoor-outdoor living). Upstairs, you will find THREE AMPLE BEDROOMS, including a PRINCIPAL BEDROOM with EN-SUITE SHOWER ROOM, and two further well-proportioned bedrooms (suitable for family, guests, or home office use). A modern family bathroom serves the remaining bedrooms, while a convenient ground floor W/C adds practicality. The property is presented in EXCELLENT ORDER THROUGHOUT, with quality finishes and thoughtful design that maximises both comfort and functionality. With DRIVEWAY PARKING to the side, this home offers easy access and peace of mind for residents and visitors alike. Step outside to enjoy the FULLY LANDSCAPED, SOUTH FACING REAR GARDEN, providing a private and sun-drenched retreat for relaxing, entertaining, or family play.

The garden has been thoughtfully designed with low-maintenance planting, a generous patio area (perfect for al fresco dining), and a lush lawn, all enclosed for security and privacy.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Bedroom Semi-Detached Home
- Recently Built Development On The Edge Of Town
- Presented In Excellent Order Throughout
- Sitting Room & Separate Kitchen/Diner
- Three Ample Bedrooms
- Two Bathrooms & W/C
- Fully Landscaped South Facing Rear Gardens
- Driveway Parking To Side

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 using Harrier Way which is a cul-de-sac development, there is a hard standing driveway parking to the side with space for 2 vehicles. There is a small front garden with a pathway leading to the main front door.

THE GRAND TOUR

Entering via the main entrance door to the front there is an entrance hallway with stairs ahead to the first floor as well as a door into the ground floor w/c. The main sitting room can be found first with a window to the front and an understairs cupboard for storage. A door leads through to the kitchen/diner beyond with a range of wall and base level units with wood effect worktops over. There is an integrated electric oven and gas hob as well as space for all white goods. There is ample room for a dining table as well as double doors leading out to the rear garden. Heading up to the first floor landing there is an airing cupboard as well as access to three bedrooms and a bathroom. There are two bedrooms to the rear, one single and one double. The main bedroom is located to the front with space for wardrobes and a door to the en-suite shower room with a shower, w/c and hand wash basin. The family bathroom provides a bath with shower over, w/c and hand wash basin.

FIND US

Postcode : IP22 4UL

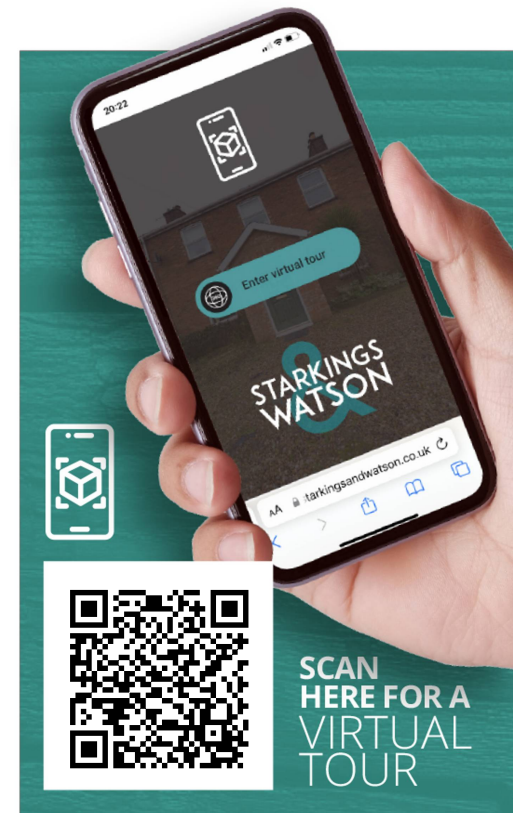
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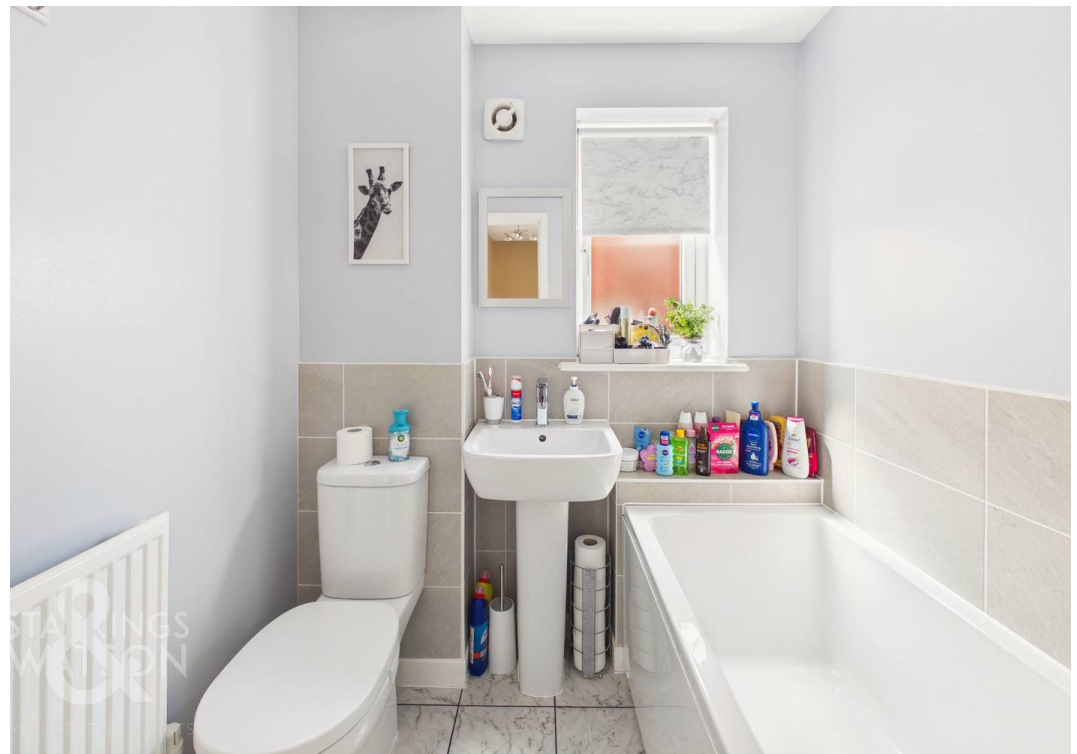
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there is a communal service charge for the development for the upkeep of the communal areas in the region of £180 PA (tbc).







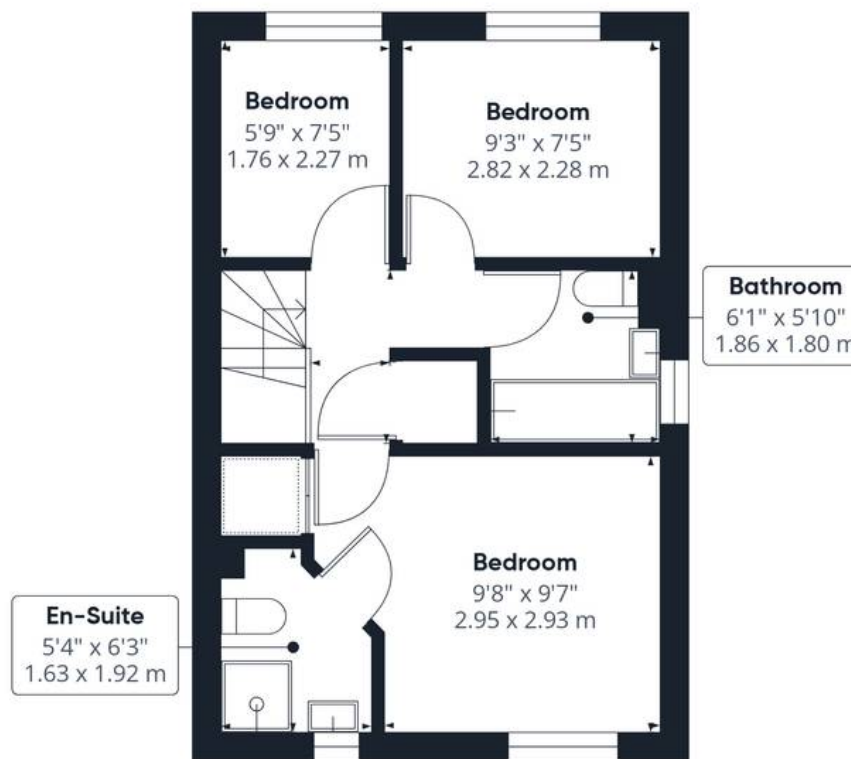
THE GREAT OUTDOORS

Leading from the kitchen, double doors open to a covered patio area providing the perfect spot for outside dining. The patio leads to the lawn with a central pathway leading to a shingled area to the rear with a timber shed also. The garden is enclosed with timber fencing. A gate leads to the side driveway from the rear garden.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

687 ft²

63.8 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.

GIRAFFE360





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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 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.