



20 Harrier Way, Diss

In Excess of £325,000

20 Harrier Way

Diss

Set on a large corner plot within a desirable development in the market town of Diss, lies this exquisite detached house with spacious and flexible accommodation. Showcasing an inviting sitting room, an open-plan kitchen/dining room with a utility and WC, three bedrooms, a private en-suite and a family bathroom. Externally, you will find a beautifully maintained garden, a driveway providing off-road parking and a garage for storage options. Don't miss the chance to acquire this home and experience a close-knit community feel.

Location

Harrier Way, Diss, IP22 is situated in a peaceful residential area, providing easy access to a variety of local amenities and essential services. For shopping, both Morrison's and Aldi supermarkets are located within a mile, offering a range of groceries and household items. The property is also just 1.5 miles from Diss High School, making it a convenient location for families with school-age children. Additionally, Diss railway station, approximately 1.5 miles away, offers excellent transport connections with direct train services to Norwich, Ipswich, and London Liverpool Street, making it an ideal location for commuters. The town centre, just over a mile away, features a variety of shops and local businesses, ensuring that residents have everything they need within easy reach.



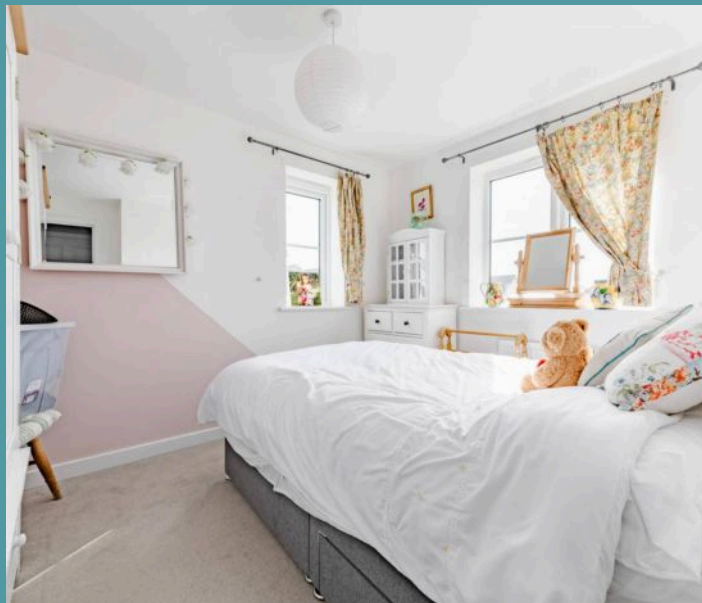
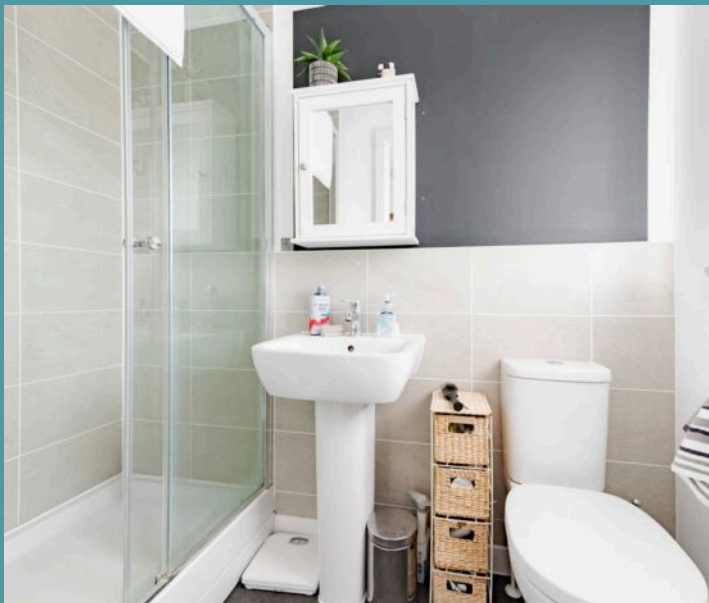


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Step inside, where you are greeted by a welcoming entrance hall, with an under-stairs cupboard for storage. Immediately capturing your attention is the comfortable sitting room, filled with an abundance of natural light, inviting relaxation and entertaining. The heart of the home lies in the open-plan kitchen/dining room, equipped with high-quality fixtures and fittings, including modern wall and base units, integrated appliances and plenty of storage space, to enhance your cooking experience. Complemented by a functional utility room for storage and laundry essentials, as well as a convenient WC.

Ascend to the first floor, where you will encounter three bedrooms, each thoughtfully designed to offer relaxation and privacy. The master bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine. The third bedroom has the versatility to be a home office, dressing room or a playroom for families with children. Completing the upper floor is a family bathroom, comprising of a three piece suite.





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Towards the rear is a beautifully maintained garden, with a patio area for your outdoor seating arrangements, to enjoy summer bbqs, al-fresco dining or simply relaxing in the afternoon sunshine. The laid to lawn is bordered by planted beds and shrubbery, with space for a timber shed if required. Overall, it is fully enclosed so you can enjoy in seclusion.

Agents notes

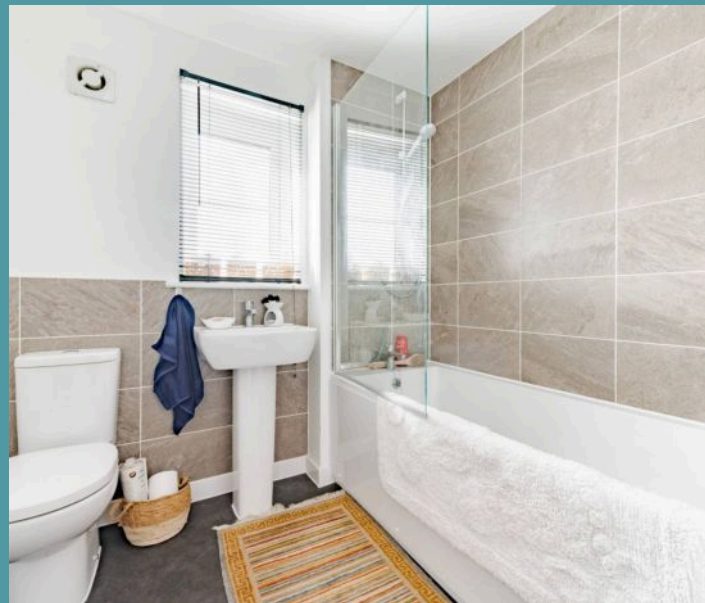
We understand that this property is freehold.

Maintenance fee - £160pm.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council tax band: C

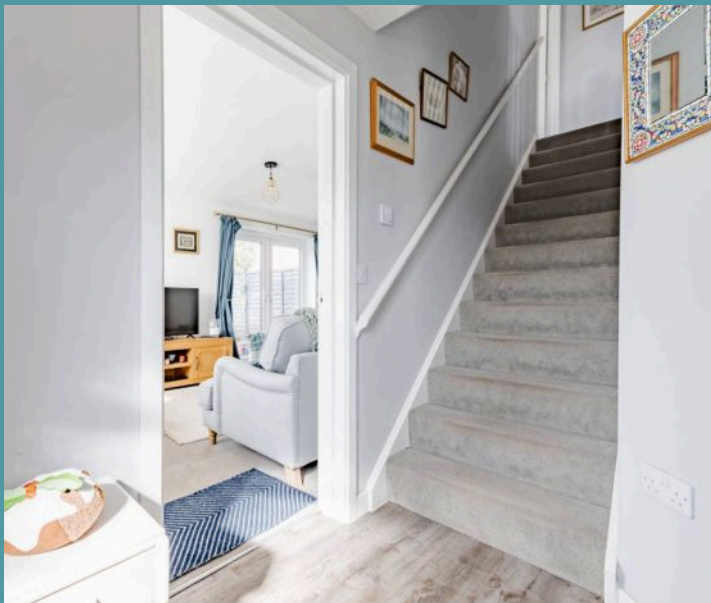




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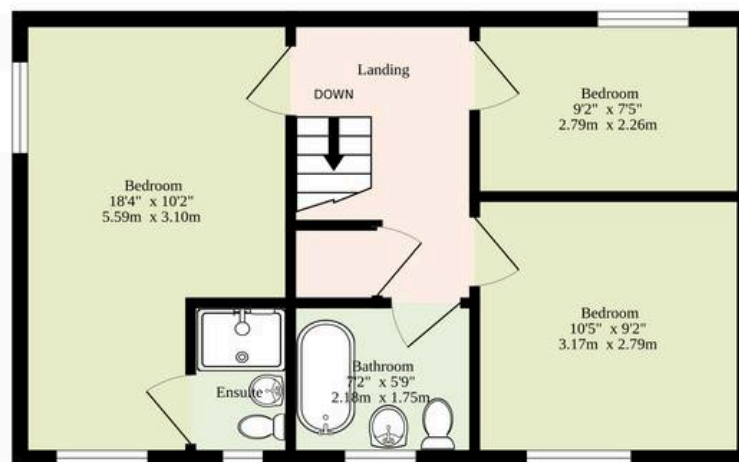
- Semi-detached residence set on a desirable development in the market town of Diss
- Beautiful family home with spacious and flexible accommodation to adapt to your own preferences and style
- Comfortable sitting room filled with an abundance of natural light, inviting relaxation and entertaining
- Kitchen/dining room equipped with high-quality fixtures and fittings, complete with a functional utility room and a WC
- Three bedrooms, a private en-suite and a family bathroom
- Beautifully maintained garden that is fully enclosed for privacy and seclusion
- Brick-weave driveway providing off-road parking and a garage for storage options
- Close to the town centre offering a wide range of amenities, including schools, shops, transport and healthcare facilities



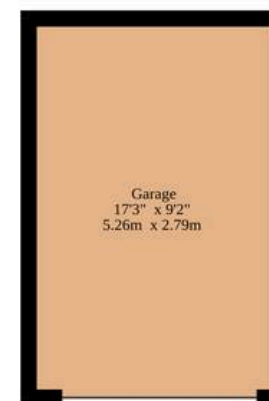
Ground Floor
433 sq.ft. (40.2 sq.m.) approx.



1st Floor
427 sq.ft. (39.7 sq.m.) approx.



Garage
157 sq.ft. (14.6 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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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