



67 Harrier Way, Diss

Diss



Minors & Brady

67 Harrier Way

This chain-free, three-bedroom end-of-terrace home is tucked away in a quiet cul-de-sac and offers a superb, move-in-ready opportunity. Ideally positioned just moments from the mainline train station, it is perfectly suited for commuters and families alike. The ground floor features a welcoming entrance hall with W/C, a comfortable sitting room, and a separate kitchen/dining room with doors opening onto the rear garden. Upstairs, there are three well-proportioned bedrooms, including a main bedroom with en-suite, along with a family bathroom. Externally, the property benefits from a private, enclosed rear garden with patio, lawn, and side access. Two allocated parking spaces are located directly to the front of the home. Built only a few years ago and offering excellent energy efficiency, this attractive home combines modern living with a highly convenient location.

The 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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67 Harrier Way

Harrier Way, Diss

Tucked away within a quiet and attractive cul-de-sac, this modern three-bedroom end-of-terrace family home offers an ideal blend of comfort, convenience, and contemporary living. Built only a few years ago, the property is beautifully presented throughout and ready for immediate occupation, making it a perfect choice for families, first-time buyers, or commuters seeking a low-maintenance home in a prime location.

One of the standout features of the property is its excellent position for the mainline train station, which is just moments away and provides effortless access for daily commuting or regular travel. Approached via the cul-de-sac, the home benefits from two allocated off-road parking spaces directly to the front, while a pathway leads to the main entrance and continues around the side of the house, offering useful external access to the rear garden.

Upon entering, you are welcomed by a bright and inviting entrance hall with stairs rising to the first floor and a practical ground-floor W/C—an essential feature for modern family living. To the front of the house sits a comfortable sitting room, well-proportioned and filled with natural light, with the added benefit of a generous understairs storage cupboard. A door leads through to the rear of the property, where the home truly comes into its own.

The separate kitchen/dining room provides a sociable and family-friendly space, ideal for both everyday meals and entertaining. There is ample room for a dining table, while double doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. The kitchen itself is fitted with a range of wall and base units with worktops over, complemented by integrated appliances including an electric oven, induction hob with extractor, and space for a fridge/freezer, dishwasher, and washing machine.



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The gas-fired boiler is neatly wall-mounted within the kitchen.

The first floor continues to impress, offering three well-sized bedrooms arranged off a central landing, which also provides access to a useful airing cupboard and the loft. The main bedroom is positioned to the front of the property and benefits from its own en-suite shower room, complete with a shower, hand wash basin, and W/C. The remaining two bedrooms are located to the rear and are served by a modern family bathroom fitted with a bath, hand wash basin, and W/C.

Externally, the enclosed rear garden is a real asset, particularly given the home's end-of-terrace position, offering more space than typically expected. The garden features an extended paved patio area, perfect for outdoor dining and entertaining, alongside a lawn and shingled section beyond. A timber shed provides useful storage, and side access leads conveniently back to the front of the property. The garden is fully enclosed with timber fencing, creating a safe and private environment for children and pets alike.

Agents Note

This property will be sold freehold.

Please note: the fence in the rear garden is being fixed.

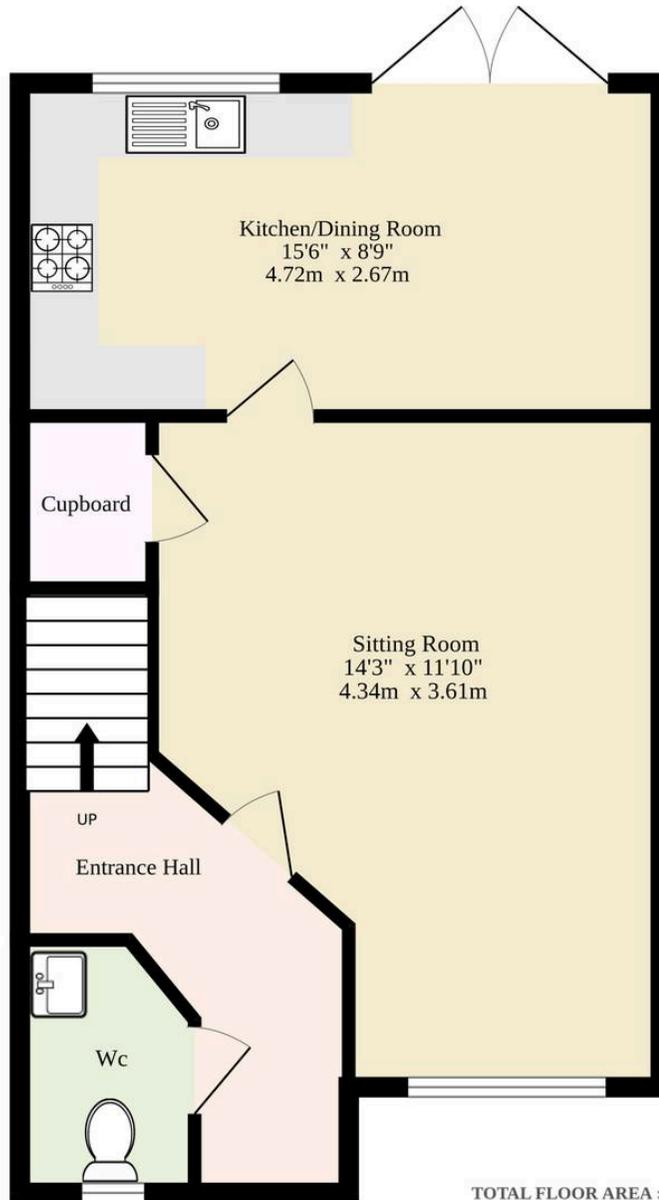
Maintenance: £70 paid annually

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

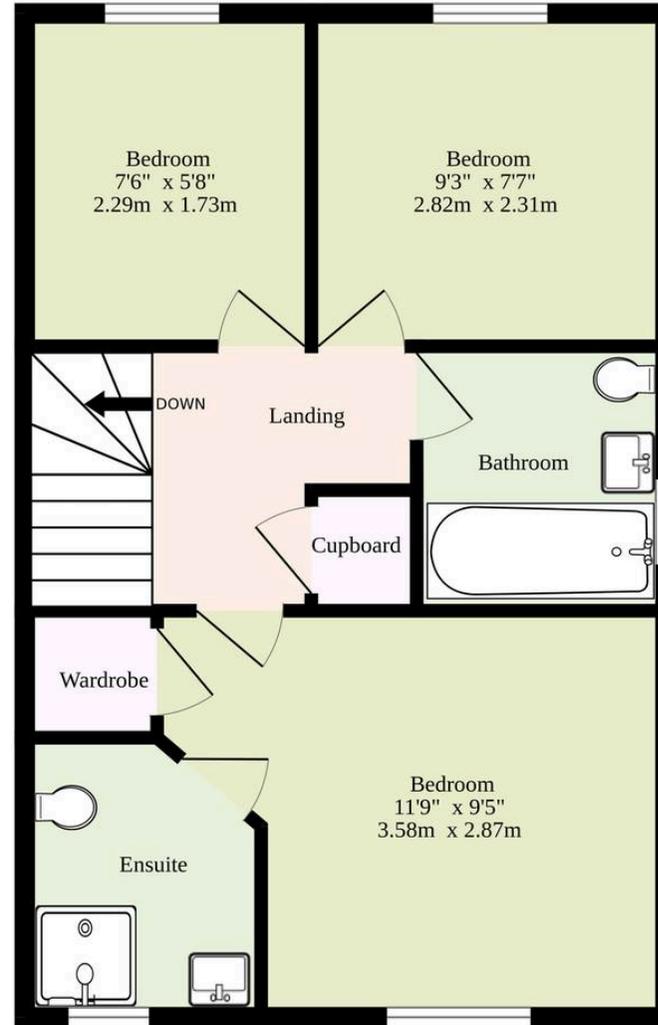


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Ground Floor
344 sq.ft. (32.0 sq.m.) approx.



1st Floor
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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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Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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