



21 Harrier Way, Diss

Diss



Minors & Brady

## 21 Harrier Way

Set within a well-regarded modern development, this detached home offers a balanced layout suited to both everyday living and entertaining. The design makes excellent use of space, with a natural flow between the main living areas. Large windows and rear-facing doors allow for a bright and airy feel throughout the property. The inclusion of an ensuite and separate utility room adds a level of comfort and practicality often sought by buyers. Externally, the property benefits from a straightforward layout that is easy to maintain while still offering scope for enhancement. The position within the development provides a pleasant outlook and a sense of openness. Overall, it represents a solid opportunity to acquire a contemporary home in a convenient and established setting.

- Modern detached home built in 2020
- Three well-proportioned double bedrooms
- Bright and spacious sitting room with front aspect
- Contemporary kitchen/dining area with French doors to garden
- Separate utility room with external access
- Principal bedroom with ensuite shower room
- Ground floor cloakroom for added convenience
- Off-road parking for two vehicles
- Enclosed rear garden with scope for landscaping
- Situated on a popular development with open outlook to the front





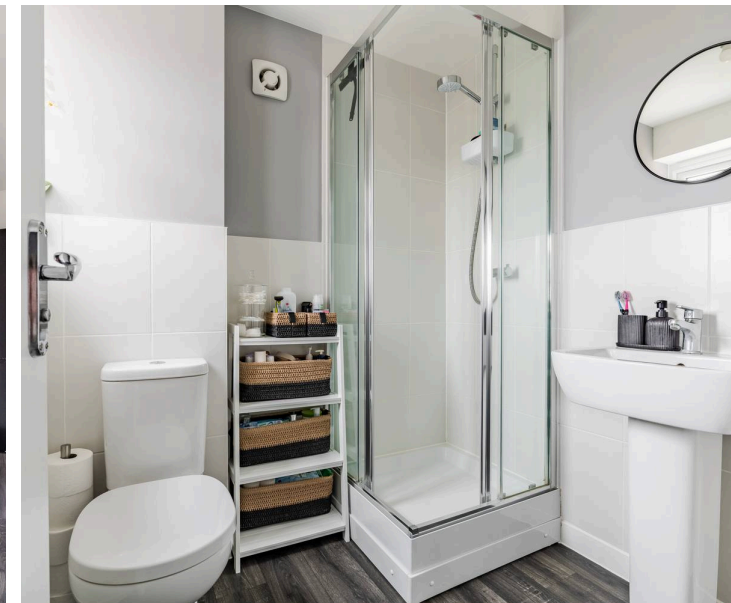
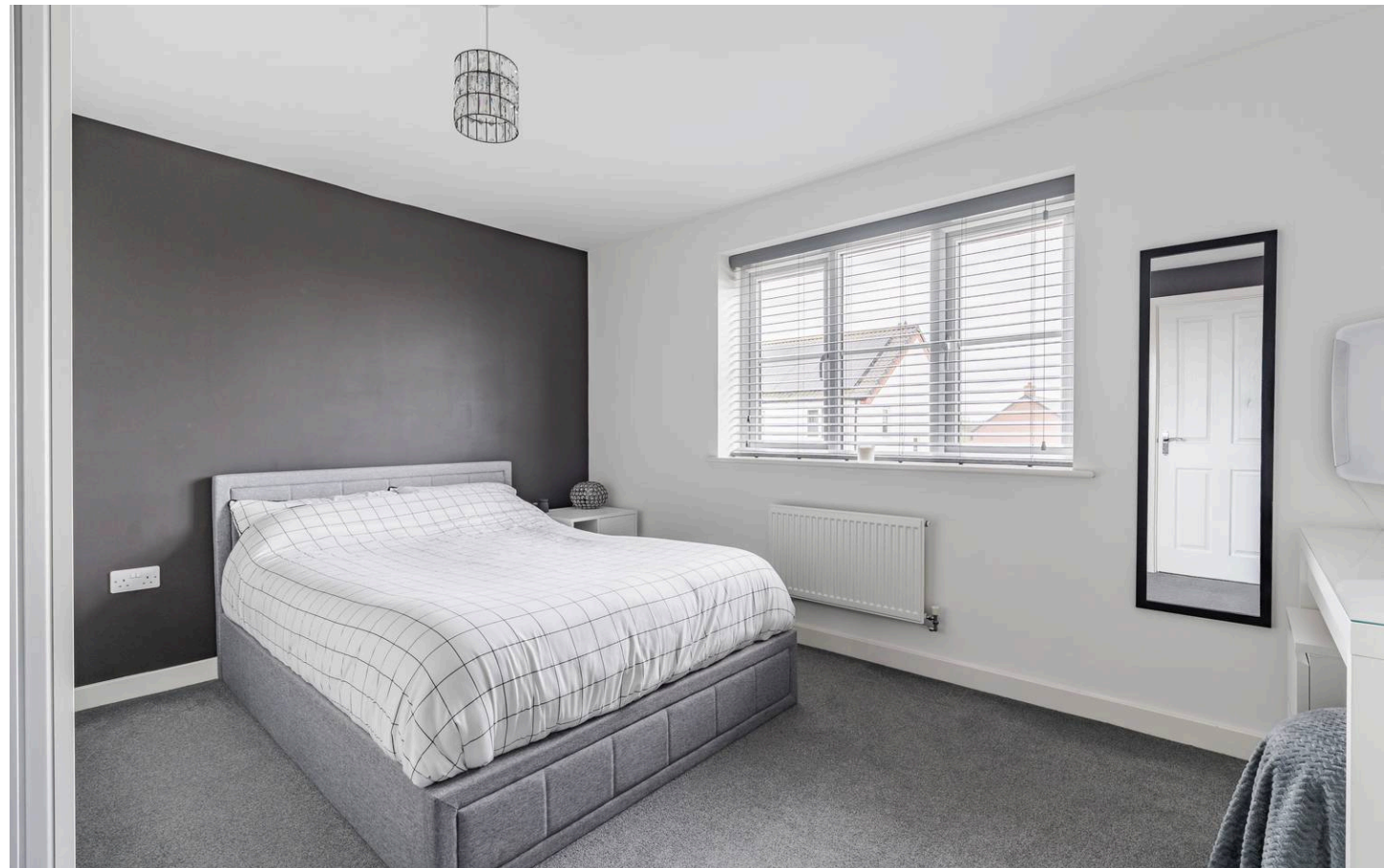
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## 21 Harrier Way

### 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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### Harrier Way, Diss

This beautifully maintained three-bedroom detached home offers modern living in a sought-after residential setting on the edge of Diss. Built in 2020, the property has been carefully looked after by its current owners and presents in excellent condition throughout, making it ready for immediate occupation.

Upon entering, you are welcomed into a bright entrance hall with stairs rising to the first floor and a useful storage cupboard beneath. The sitting room is positioned at the front of the house, enjoying an open outlook that brings in plenty of natural light. To the rear, the heart of the home is the well-designed kitchen and dining space, fitted with sleek, contemporary units and integrated appliances. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. A separate utility room adds practicality, providing additional storage and housing the boiler, along with access to the outside. A ground floor cloakroom completes the layout.

Upstairs, the property continues to impress with a spacious landing leading to three well-proportioned double bedrooms. The principal bedroom benefits from its own ensuite shower room and a pleasant open aspect to the front. The remaining two bedrooms overlook the rear garden and are served by a modern family bathroom.



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Externally, the property offers off-road parking for two vehicles at the front, alongside a small planted area. The rear garden is mainly laid to lawn and offers a great opportunity for buyers to personalise and create their own outdoor space. A garden shed provides additional storage.

Overall, this is a stylish and well-kept home in a convenient location, ideal for those looking for a modern property with space, comfort, and potential to make it their own.

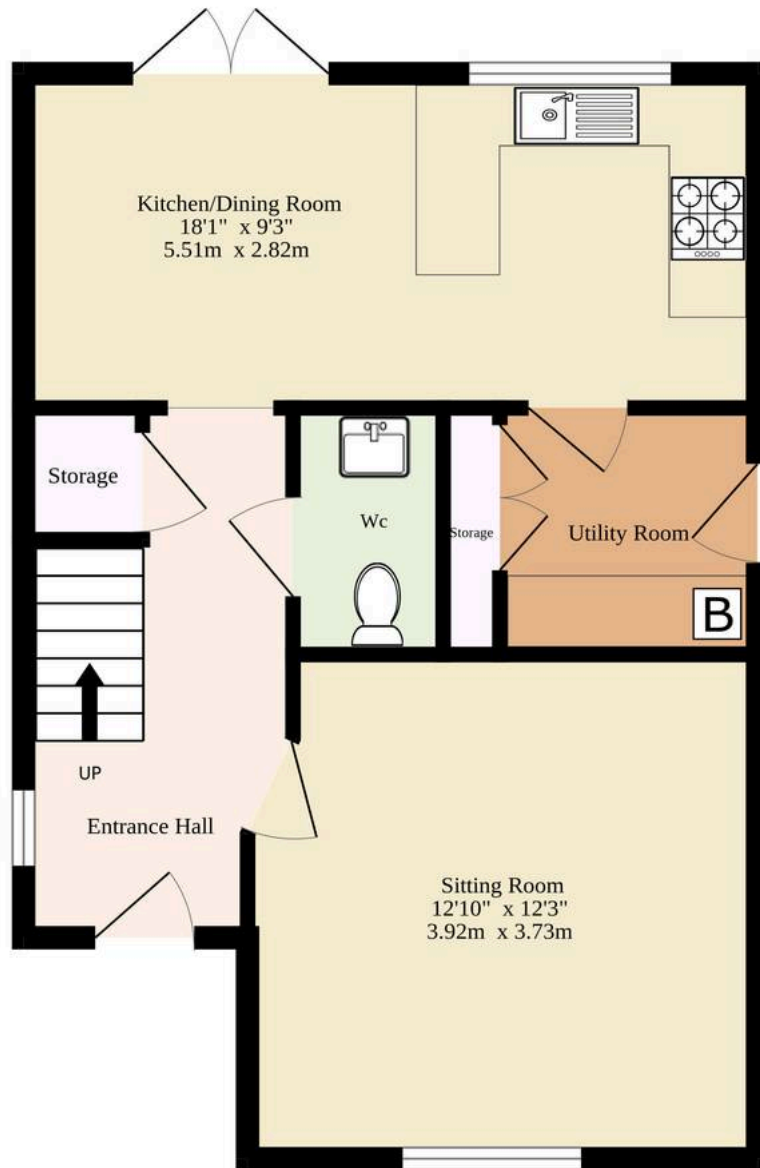
### Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

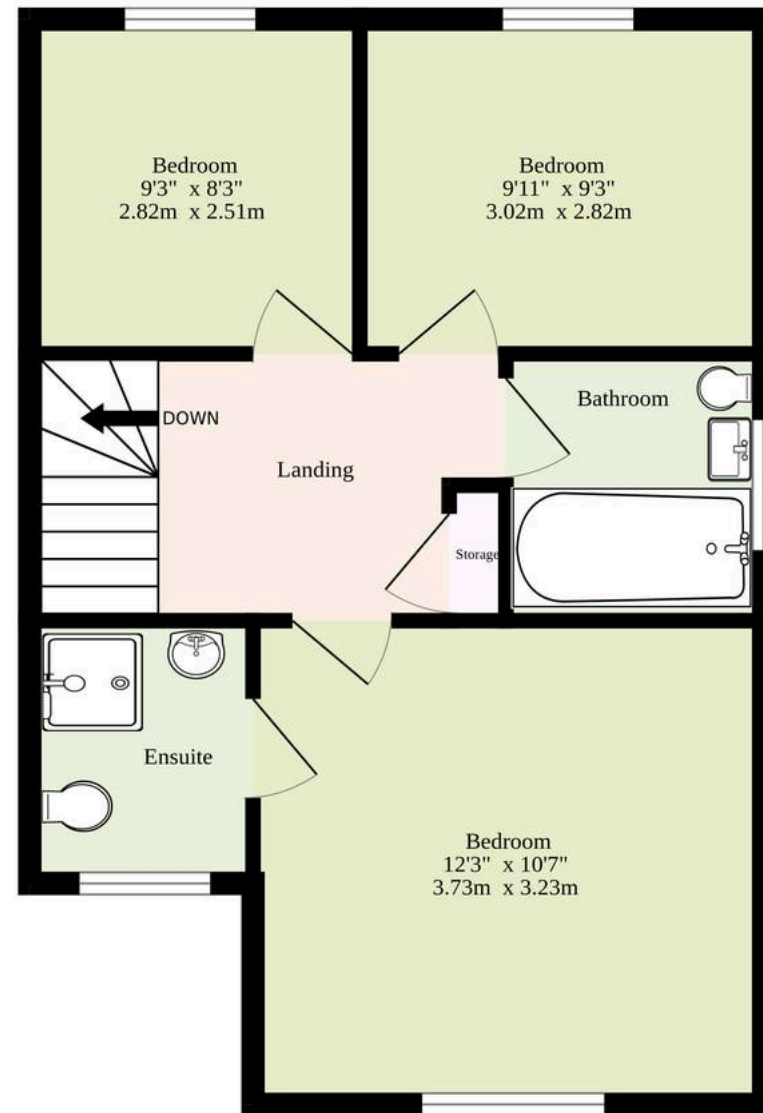
Service charge: £172 paid annually.



**Ground Floor**  
440 sq.ft. (40.9 sq.m.) approx.



**1st Floor**  
494 sq.ft. (45.9 sq.m.) approx.



**TOTAL FLOOR AREA : 934 sq.ft. (86.8 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

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*Your home, our market*

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