



Harrier Way, Diss, IP22 4UL

Guide Price £260,000 - £270,000

This beautifully maintained three-bedroom house boasts plenty of space and is presented in a pristine condition. Boasting southerly facing rear gardens, en-suite facilities, and convenient off-road parking. Residue of a ten-year NHBC certificate.

- Southerly facing rear gardens
- 2 Off road parking spaces
- En-suite facilities
- Ground floor wc
- Walking distance to town centre & railway station
- Council Tax Band C
- Freehold
- Energy Efficiency Rating B.



Property Description

Situation

Well located towards the north east of the town centre, the property is found upon a modern and attractive development comprising of similar luxury properties. The development was originally constructed in 2019 by Persimmon Homes and comprises a mixture of different types of property centred around a large open green space giving a pleasing feel to the development, whilst being within short walking distance of the town centre and railway station. The historic market town of Diss offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station having regular/direct services to London Liverpool Street and Norwich

Description

This newly built property from 2019 comprises a semi-detached three bedroom house of modern construction and excellent thermal insulation. The high-quality upvc double glazed windows and doors, along with the gas fired combination boiler and radiators, provide efficient heating, helping to reduce both consumption costs and maintenance commitments. Inside, you'll find a spacious layout with well-proportioned rooms. Notably, the principal bedroom offers the luxury of en-suite facilities.

Externally

There is convenient off-road parking for two cars, located beside the property. A side gate from the parking area allows access to the spacious rear gardens, which face south and are enclosed by durable concrete post and panel fencing. The rear of the property features a paved patio area that provides ample space for outdoor dining and entertaining. Beyond the patio, there is a lovely lawn area that stretches to the rear boundaries, where a large timber shed is present.

AGENTS NOTE: There is a service charge for the communal areas of £160.00 p/a.

The rooms are as follows

ENTRANCE HALL: 4' 11" x 3' 9" (1.5m x 1.14m) Access via composite door to front, panelled internal doors giving access to the reception room and wc, stairs rising to first floor level. LVT flooring.

WC: 5' 5" x 3' 0" (1.65m x 0.91m) With frosted window to front and comprising a low level wc and wash hand basin in white. LVT flooring.

RECEPTION ROOM: 14' 1" x 11' 11" (4.29m x 3.63m) With window to the front aspect and views over the roads and fields beyond. Access through to the kitchen. Under stairs storage cupboard to side. A light, bright and airy room.

KITCHEN/DINER: 8' 9" x 15' 2" (2.67m x 4.62m) With views and access over the rear gardens. The kitchen offers a good range of

wall and floor unit cupboard space with marble effect roll top work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap, space for white goods, four ring electric with extractor above and oven below. LVT flooring. French upvc doors giving access over the rear gardens.

FIRST FLOOR LEVEL: LANDING: With access to the three bedrooms and bathroom. Built-in airing cupboard to side. Access to loft space above.

BEDROOM ONE: 9' 7" x 9' 8" (2.92m x 2.95m) Found to the front of the property being a good size principal bedroom with the luxury of en-suite facilities. Built-in storage cupboard to side.

EN-SUITE: 6' 5" x 5' 4" (1.96m x 1.63m) A three piece suite with tiled shower cubicle, low level wc and wash hand basin. Frosted window to front.

BEDROOM TWO: Found to the rear of the property and able to cater for a double bed if required.

BEDROOM THREE: 7' 6" x 9' 2" (2.29m x 2.79m) With window to a southerly aspect overlooking the rear gardens. A single bedroom.

BATHROOM: 5' 10" x 6' 1" (1.78m x 1.85m) With frosted window to side comprising a panelled bath, low level wc and wash hand basin. LVT flooring.

SERVICES:

Drainage - Mains

Heating type - Gas central heating

EPC rating - B

Council Tax Band - C

Tenure - Freehold

OUR REF: 8396



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: 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.

