



## 7 Harrier Way, Diss

Guide Price £250,000 - £270,000

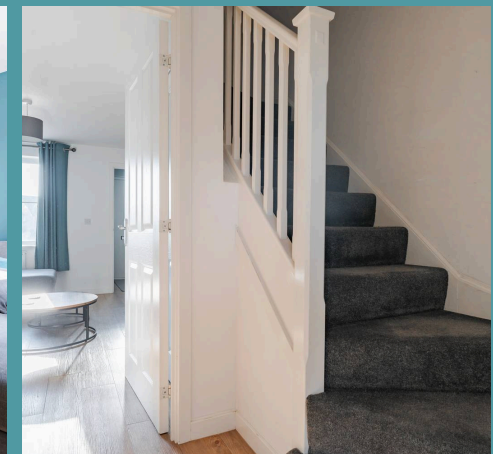
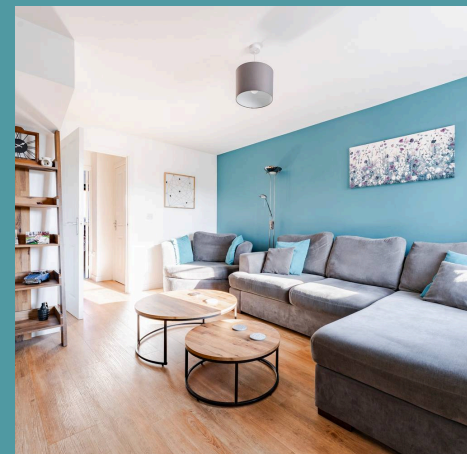
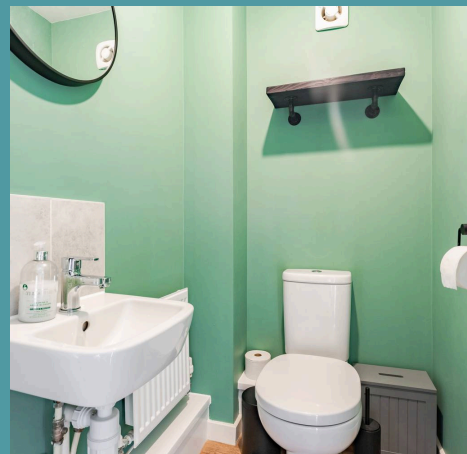
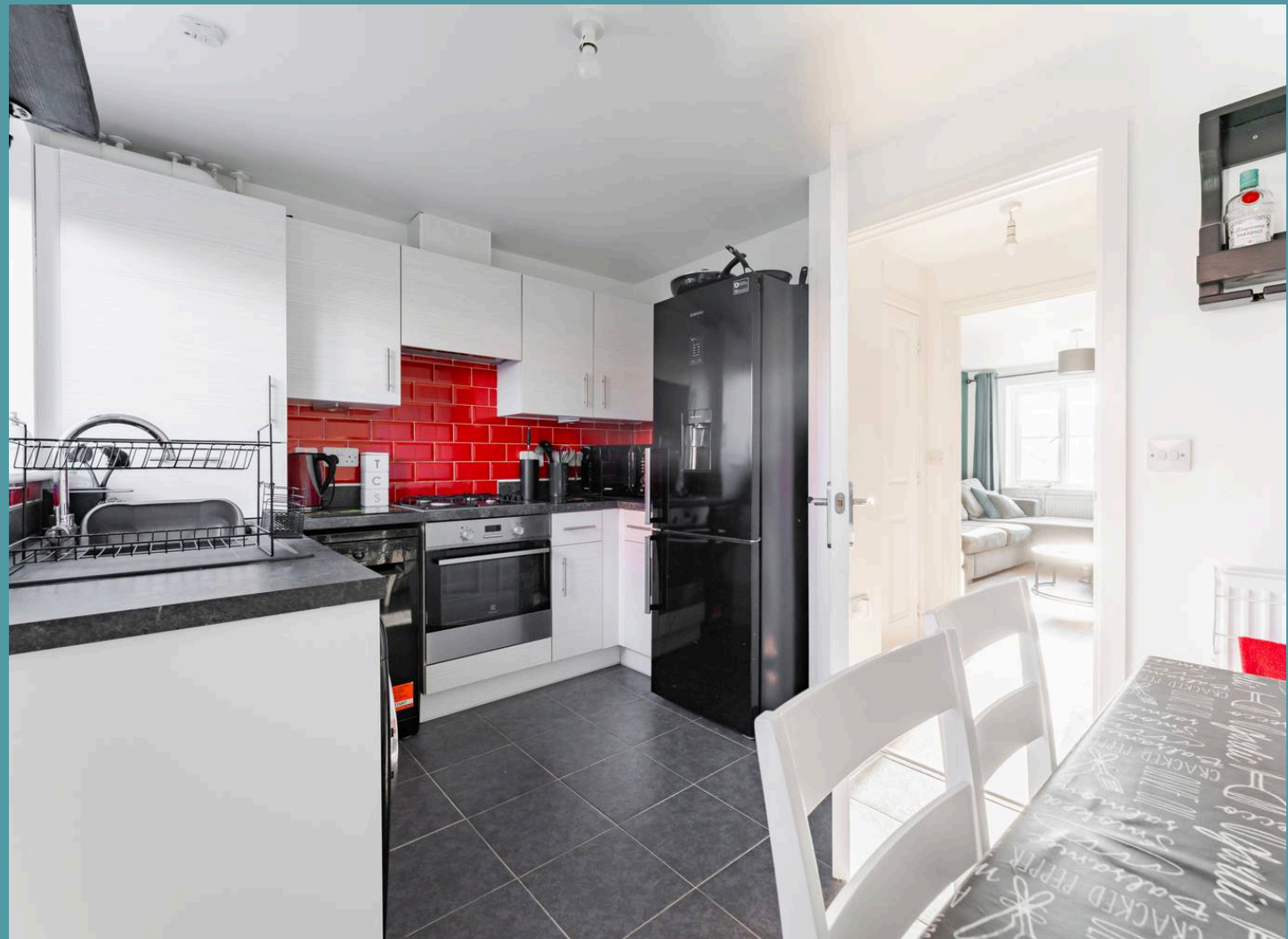
# 7 Harrier Way

## Diss

This three-storey, three-bedroom end-terrace townhouse offers semi-rural living on the outskirts of Diss town centre, combining the best of both worlds. Built in 2018, the property is part of a sought-after development surrounded by a large green space, providing a peaceful and spacious environment, yet still within distance of local shops, schools, and transport links. The property is beautifully presented throughout, with a bright living room, a well-equipped kitchen, and a master bedroom with an en-suite. Externally, it benefits from off-road parking for three vehicles and a private, low-maintenance rear garden, perfect for outdoor dining. With its modern design, excellent location, and versatile living spaces, this home offers a comfortable and convenient lifestyle for growing families or professionals alike.

### 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.





## 7 Harrier Way

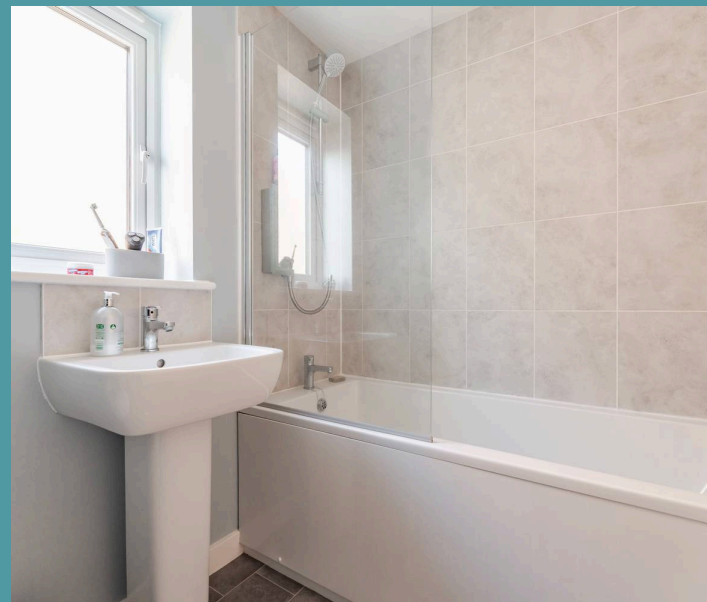
Diss

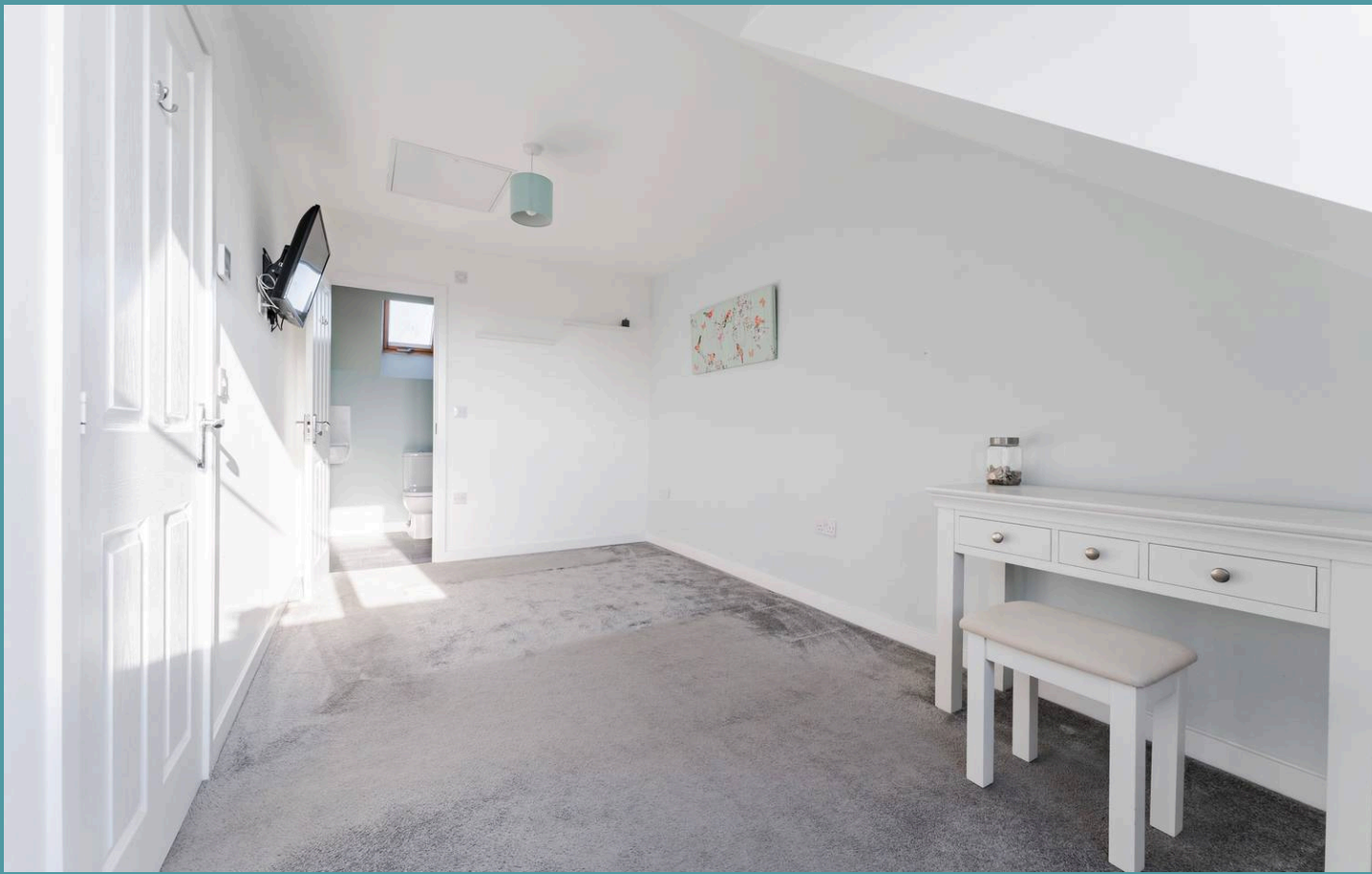
Harrier Way, Diss

This stunning three-storey, three-bedroom end-terrace town house, built in 2018, is ideally situated in a desirable location just north-east of Diss town centre. The property is part of a modern development that offers an attractive mix of luxury homes surrounding a large open green space, providing a peaceful, rural feel while being within walking distance of local amenities.

The spacious property extends to approximately 900 sq ft and is presented in excellent decorative order throughout. The ground floor features a bright living room, a well-equipped kitchen with French doors leading to the low-maintenance rear garden, and a convenient WC.

The first floor offers two double bedrooms, one with front-facing windows, and a family bathroom with a bath and electric shower. On the second floor, the master bedroom benefits from an en-suite shower room and a front-facing window, providing a lovely, private environment.





## 7 Harrier Way

Diss

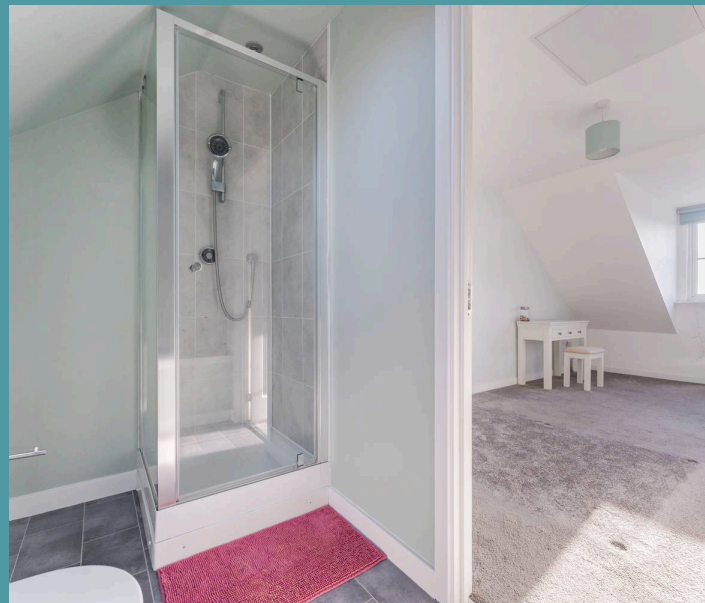
Externally, the home is set back from the road with off-road parking for three vehicles on a brick weave driveway. The enclosed rear garden is perfect for dining, with a patio area and garden shed. The property also has gas central heating, mains drainage, and a service charge of £167.30 per annum.

With its modern build, excellent location, and versatile living space, this property is an ideal choice for those seeking a comfortable, low-maintenance home in a semi-rural setting.

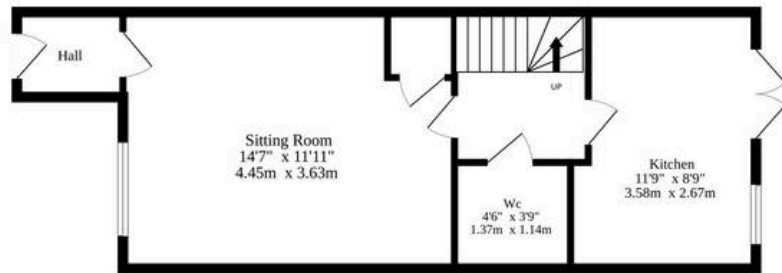
### Agents Note

Sold Freehold.

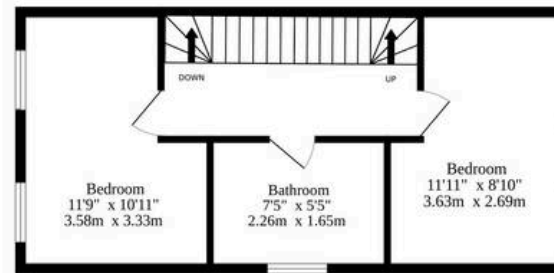
Connected to all mains services.



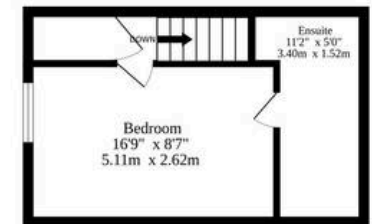
Ground Floor



1st Floor



2nd Floor



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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