



21 HARRIER WAY
DISS, IP22 4UL



An immaculately presented 3 bedroom detached home, built in 2020. It is located on a popular residential development on the edge of Diss, with an open aspect to the front.

The property is an attractive detached house with red brick elevations under a pitched and tiled roof. It was constructed in 2020 in a popular residential development and was bought by the current vendors from new. They have superbly maintained the property and it is immaculately presented throughout.

The front door opens to the entrance hall with stairs to the first floor and understairs cupboard. There is a sitting room to the front with open aspect. There is a well-appointed kitchen/dining room to the rear of the house with French doors to the garden. The kitchen is fitted with an attractive range of gloss white wall and base units with a range of integrated appliances. Off the kitchen is a useful utility room with the wall-mounted boiler and a door to the outside. On the first floor there is a spacious landing with airing cupboard. The principal bedroom is to the front with open aspect and the benefit of an ensuite shower room. There are two double bedrooms to the rear and a family bathroom.

To the front of the property is parking for two cars and a flower bed to one side. The rear garden is laid to lawn and a blank canvas for someone to personalise, offering huge potential. There is a garden shed.

LOCATION

Diss offers excellent amenities including schools, health facilities, supermarkets, sports facilities, regular bus services and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

SERVICES

Gas fired central heating. Mains electrics, water and drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band C

ENERGY PERFORMANCE

B Rating





FLOOR PLAN



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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AGENT'S NOTE

The vendors advise there is an annual service charge of £173 payable to Norwich Residential Management Ltd

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : **01379 642233**
Email : diss@durrants.com