



58 HARRIER WAY

DISS, IP22 4UL



A beautifully presented two-double-bedroom semi-detached home, benefiting from off-road parking and a landscaped, westerly-facing rear garden.

This modern semi-detached two-bedroom home is approached via a brick-weave driveway providing off-road parking, with an additional lawned area to the front offering further parking if required. The property is of contemporary construction, featuring uPVC double-glazed windows and doors, and is heated by a gas-fired central heating boiler with radiators throughout.

Stepping inside through the composite double-glazed front door, you enter the entrance hall, where stairs rise to the first-floor accommodation. From here, there is convenient access to the ground floor WC and the main reception room. The WC, located off the hallway, has a frosted window to the front aspect and is fitted with a modern white suite comprising a low-level WC and wash hand basin. Continuing through, you arrive in the reception room, positioned at the front of the property. This is a light, bright, and airy space, ideal for everyday living, with useful under-stairs storage and internal access through to the kitchen/diner.

Moving into the kitchen/diner at the rear of the house, the room enjoys pleasant views over and direct access onto the rear garden. The kitchen is well appointed with a good range of wall and floor-mounted units, marble-effect roll-top work surfaces, and space for integrated appliances. The dining area provides ample space for a table, making this a practical and sociable area of the home.

From the kitchen, doors open out to the rear garden, which can also be accessed via a side gate.

The garden has been landscaped with lawn area, a paved patio area immediately behind the house, leading onto a lawn pergola with a decked sitting area and garden shed. The garden is fully enclosed by panel fencing, enjoys a south-westerly aspect, and offers a good degree of privacy.



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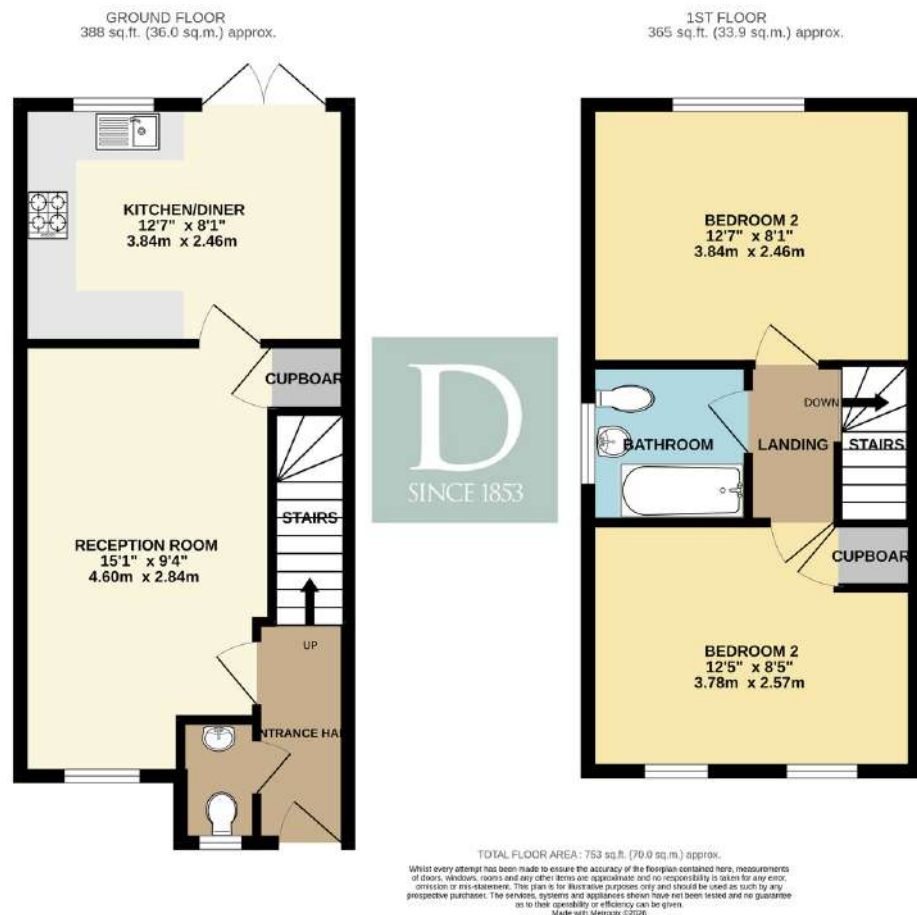
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FLOOR PLAN



Returning inside and heading upstairs to the first-floor landing, there is access to both bedrooms, the family bathroom, and the loft space above. At the front of the property is bedroom one, a generously proportioned double room with a window to the front aspect and a built-in cupboard to one side. Bedroom two, another well-sized double, is located to the rear of the house and enjoys views overlooking the rear garden. Completing the accommodation is the bathroom, fitted with a modern white suite comprising a panelled bath with shower over, WC, and wash hand basin, with a frosted window to the side providing natural light. As expected of a property of this age, the home is presented in excellent, show-home condition throughout and offers well-proportioned, spacious accommodation ideal for modern living.

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 B

ENERGY PERFORMANCE

B Rating

VIEWING

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

AGENT'S NOTE

There is annual maintenance charge of £173.00 in respect of the green areas.

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- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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