



Clements Close, Scole, Diss, IP21 4EG

Guide Price £375,000 - £400,000

This two bedroom detached bungalow sits on a large 0.24-acre plot with beautifully landscaped southerly facing gardens and stunning views of established woodland. It offers ample living space and comes with the added benefits of a double garage, en-suite facilities, and no onward chain.

- Southerly facing rear gardens
- 0.24 acre plot (sts)
- Double garage
- Approx 1411 sq ft
- Mature & well stocked gardens
- Council Tax Band D
- Freehold
- Energy Efficiency Rating D



Property Description

Situation

Located on a small tranquil and attractive close, the property enjoys a most pleasing position lying to the outskirts of the village. The centre of the village is within short walking distance of the property in question as are the beautiful walks through the Waveney Valley. Scole still retains a strong and active local community offering a good range of amenities including local shop/convenience store, hotel/restaurant, public house, fine church and schooling. Lying some 3 miles to the east of Diss there are a more extensive and diverse range of amenities and facilities alongside the benefit of a main line railway station with regular/direct services to London Liverpool Street and Norwich.

Description

This impressive property is a two bedroom detached bungalow built in the 1980's by the highly respected developers, Messrs East Home. The construction consists of traditional brick and block cavity walls, under an interlocking tiled roof. The windows and doors have been replaced with sealed unit uPVC double glazing, ensuring efficient insulation whilst being heated by a modern gas fired central heating via radiators. Inside, the property is beautifully maintained and decorated to a good standard. The rooms are well proportioned and flooded with natural light, creating a bright and welcoming atmosphere. The principal bedroom boasts the added luxury of en-suite facilities. An exciting feature of this property is the large utility room, conveniently attached to the rear of the double garage. This versatile space could be used for a variety of purposes, such as an office, studio, or even converted into a third bedroom.

Externally

Access via a spacious driveway, offering ample off-road parking. The bungalow and double garage can be found at the end of the drive, with the garage featuring a convenient up and over door, power/light connection, and access to the utility room. The main gardens, located at the back of the property, are a standout feature. Thoughtfully landscaped and filled with an abundance of mature plants, they offer a pleasing view with their southerly aspect and a lovely backdrop of established woodland.

The rooms are as follows

ENTRANCE PORCH: Access via a composite door to front, secondary door giving access through to the entrance hall.

ENTRANCE HALL: With replaced internal doors giving access to the bedroom, reception rooms and kitchen. Bathroom to side. Built-in storage cupboard to side and access to loft space above.

RECEPTION ROOM ONE: 13' 7" x 15' 8" (4.14m x 4.78m) A light, bright and airy room enjoying a southerly aspect and with views and access over the rear gardens. Fireplace to side with inset cast iron wood burning stove.

RECEPTION ROOM TWO: 10' 0" x 12' 3" (3.05m x 3.73m) With arch connecting to reception room one and window overlooking the rear gardens.

KITCHEN/DINER: 9' 8" x 14' 8" (2.95m x 4.47m) Having been replaced in more recent times the kitchen offers an excellent range of wall and floor unit cupboard space with work surfaces over and integrated appliances with four ring gas hob, double oven and space for white goods. Upvc door to side giving external access.

BEDROOM ONE: 13' 7" x 10' 2" (4.14m x 3.1m) A generous size principal bedroom found to the front of the property and with fitted storage units to side and the luxury of en-suite facilities.

EN-SUITE: 2' 10" x 10' 3" (0.86m x 3.12m) With frosted window to the front aspect comprising of a tiled shower cubicle, wc and wash hand basin.

BEDROOM TWO: 9' 8" x 15' 6" (2.95m x 4.72m) Another generous size bedroom with two double fitted storage units to side.

BATHROOM: 6' 5" x 8' 8" (1.96m x 2.64m) A three piece suite in white with bath, shower over, low level wc and wash hand basin over vanity unit.

UTILITY: 15' 4" x 9' 7" (4.67m x 2.92m) A versatile space lending itself for a number of different uses with upvc windows overlooking the rear gardens, double doors giving access through to the garage, plastered and insulated. Upvc door to side giving external access.

SERVICES

Drainage - Mains

Heating type - Gas central heating

EPC rating - D

Council tax Band - D

Tenure - Freehold

OUR REF: 8398



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.

