



*Wayside, Scole*



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Diss - 2.8 miles  
Norwich - 19.7 miles  
Ipswich - 23.5 miles

**A pretty two bedroom semi-detached cottage in need of improvement, with quaint gardens, located in a popular well served village.**

**Offers in The Region of £155,000**

**Accommodation comprises briefly:**

- Entrance Porch
- Sitting Room
- Dining Room
- Kitchen
- Sun Room
- Lobby
- Bathroom
- Store
- Master Bedroom
- Walk Through Bedroom
- Front & Rear Gardens



**The Property**

Wayside is a charming two bedroom semi-detached cottage believed to date back several hundred years. The original cottage is constructed of part brick and part flint elevations, with a pitched tiled roofline. More modern extensions have been added to the rear of the property, namely the kitchen and sun room – which are under a flat roofline. The property benefits from not being listed and has been maintained well over the years, with the introduction of a gas fired boiler and radiators, in addition to UPVC double glazing. The cottage could easily be extended or improved, subject to planning consents and permissions.

On entering a part UPVC porch leads into the front sitting room, which is a cosy room with an open fireplace. This room has a window to southern aspect and stairs leading beside the fireplace, to first floor level. A door then provides access into the second reception room, which has been used as a dining room. Adjacent is a lobby area which provides access into the bathroom. The bathroom has a sky light, hand wash basin, wc and bath. The kitchen has a number of wall and base cabinets with an inset stainless sink over, space for a cooker and other appliances. On the wall is the gas fired mounted boiler. At the rear of the cottage is sun room and adjacent store.

A steep curved staircase leads from the sitting room, up to the first floor master bedroom. This room is very well proportioned with two small windows to front aspect. A doorway then leads through into the second bedroom, which could easily accommodate a double bed.





### Outside

The front gardens are elevated with a mature hedge to the front boundary. Steps lead up to the front door and a patio area which is perfect for relaxing and enjoying the southern aspect views. It is of no surprise that being south facing, the front garden has thrived with a variety of plants and shrubs blooming – making it an ideal for keen gardeners. The driveway is shared with only two other properties, and provides vehicular and pedestrian access to the rear gardens. The rear garden has been used for off road parking over the years with a number of mature shrubs and plants to the borders. The garden could easily be enclosed and turned back to a formal garden.

### Location

The cottage is situated in an elevated position along Bungay Road, within walking distance to the village centre. Scole is a well equipped village with a shop, post office, a hotel, public house and a primary school. The village is served by bus links to Norwich, Diss and Harleston. Further facilities are available in the neighbouring town of Diss with its bustling Friday market and network of independent shops. The town has all the services one could wish for including Doctors, Bakers, Butchers, Restaurants, Pharmacies and Schooling up to sixth form level. The town also has a mainline train station with frequent services to London Liverpool Street, Ipswich and Norwich – to name only a few destinations.

### Fixtures and Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Gas fired heating. Mains water and drainage.

### Local Authority

South Norfolk District Council

Tax Band: B

Energy Rating: E

Postcode: IP21 4DX

### Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

Vacant possession of the freehold will be given upon completion.



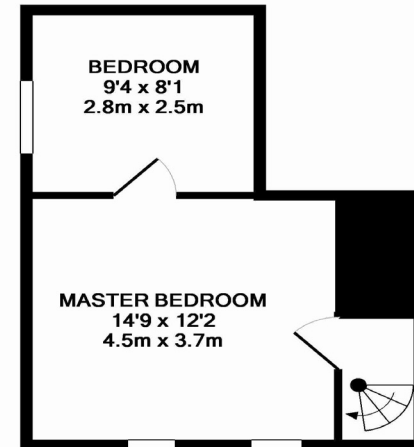




GROUND FLOOR  
APPROX. FLOOR  
AREA 586 SQ.FT.  
(54.4 SQ.M.)

## Directions

From Diss, proceed out of the town via Victoria Road towards the A140. Cross over the A140 into Scole village, turning left onto The Street and then take the next right on Bungay Road. After a short distance, the property will be found on the left hand side.



1ST FLOOR  
APPROX. FLOOR  
AREA 243 SQ.FT.  
(22.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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