



St. Andrews Road, Scole, Diss, IP21 4DU

Guide Price £230,000 - £240,000

Boasting outstanding rural views over the Waveney Valley, this two bedroom detached bungalow is superbly positioned in a small and tranquil close. Benefitting from southerly facing rear gardens, garage and being sold with no onward chain.

- Outstanding views over the Waveney Valley
- No onward chain
- Garage
- Southerly facing rear gardens
- Walking distance to amenities
- Council Tax Band C
- Freehold
- Energy Efficiency Rating E.



Property Description

Situation

Found in a small close consisting of similar attractive properties, the bungalow is well situated within walking distance of amenities. Scole is a small and historic village having been bypassed a number of years ago and found three miles to the east of Diss. The village offers a beautiful assortment of many period and historic properties still retaining a niche infrastructure with good amenities by way of having village shop, public house, hotel, schooling, fine church and garage. The historic market town of Diss offers an extensive range of amenities and facilities alongside a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a two bedroom detached bungalow the property was originally built in the 1970s of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with the benefit of replacement sealed unit upvc double glazed windows and door. Heated by a modern gas fired central heating boiler via radiators (having only been installed 18 months ago). Internally there is a pleasing layout having well proportioned rooms and with particular notice drawn to the reception room benefitting from views over the rear gardens and rural fields beyond.

Externally

The property is set back from the road having good off-road parking for a number of vehicles upon a hardstanding driveway adjacent to an area of lawn which in turn could be adopted for further off-road parking if required. The single attached garage (attached the neighbouring property's garage has electric roller door to front, power/light connected). The main gardens are found to the rear and are of a decent size being predominantly laid to lawn, enjoying a southerly aspect and entertaining beautiful and idyllic rural views over the rural countryside with the Waveney Valley beyond.

The rooms are as follows:

ENTRANCE HALL: Access via upvc double glazed door to front, internal doors giving access to the reception room, kitchen, bedrooms and bathroom. Built-in storage cupboard to side housing the hot water cylinder and gas boiler.

RECEPTION ROOM: 17' 10" x 10' 11" (5.44m x 3.33m) Giving access to the conservatory extension and with views to the south over the gardens and fields beyond. Feature fireplace to side with inset gas fire.

KITCHEN: 7' 10" x 9' 8" (2.39m x 2.95m) Enjoying views over the rear gardens, the kitchen offers a good range of wall and floor units, wood effect roll top work surfaces,

inset one and half bowl sink with drainer and mixer tap, space for white goods and freestanding cooker. Pantry cupboard to side.

CONSERVATORY: 6' 9" x 11' 6" (2.06m x 3.51m) Positioned to the rear of the bungalow benefitting from access onto the rear gardens. Lino flooring.

BEDROOM ONE: 11' 7" x 10' 10" (3.53m x 3.31m) A generous principal bedroom found to the front of the property.

BEDROOM TWO: 7' 4" x 9' 7" (2.24m x 2.92m) Although the smaller of the two bedrooms still able to cater for a double bed if required.

BATHROOM: 8' 2" x 6' 4" (2.49m x 1.93m) A remodelled suite now comprising a tiled shower cubicle, low level wc and hand wash basin.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating - TBC

Council Tax Band - C

Tenure - freehold

OUR REF: 8335



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.

