



Bridge Road, Scole, Diss, IP21 4DP

Guide Price £450,000

An individually built and designed three bedroom house offering over 1,200 sq ft of versatile living space, presented in a most excellent decorative order throughout and of a high specification. Further benefitting from westerly facing rear gardens, off-road parking and garage.

- Individual build/position
- Garage
- High specification
- Freehold
- Westerly facing rear gardens
- Off-road parking
- Council Tax Band E
- Energy Efficiency Rating TBC.



Property Description

Situation

Boasting a pleasing individual position, the property is found along the Waveney Valley towards the outskirts of Scole yet still being in short walking distance of amenities and rural countryside. The small and historic village of Scole was bypassed a number of years ago and is found three miles to the east of Diss, still retaining a strong and active local community having good amenities by way of village shop/convenience store, public house/hotel, schooling, fine church and garage. The thriving market town of Diss is located to the west and offers an extensive and diverse range of many day to day amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a three bedroom detached house having been individually designed and built eleven years ago of traditional brick and block cavity wall construction under a pitched clay tiled roof and with sealed unit upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators. Deceptive in size, the property offers over 1,200 sq ft of versatile living space with an open plan feel.

Externally

The property is set back from a no-through country lane with the front gardens laid to lawn enclosed by attractive brick walling and with a paved pathway leading up to the front of the property. The main gardens lie to the rear and have been landscaped with ease of maintenance in mind with a large paved patio area creating an excellent space for alfresco dining enclosed by brick walling giving a good deal of privacy/seclusion. Beyond is a large tarmacked driveway giving extensive off-road parking for a number of cars approached via a five bar gate with single garage to the side aspect measuring 16' 9" x 7' 4" (5.13m x 2.25m) with up and over door to front, power/light connected, storage space within eaves and personnel door to side.

The rooms are as follows:

RECEPTION HALL: 8' 4" x 9' 5" (2.54m x 2.87m) Access via composite door, an impressive first impression with vaulted ceiling stretching 4.92m in height, floor to ceiling height window, oak staircase and oak internal doors giving access to the kitchen, reception room and wc. Tiled flooring flowing through.

WC: 5' 2" x 3' 3" (1.57m x 0.99m) With frosted window to side comprising of a low level wc, hand wash basin over vanity unit and storage cupboard beneath stairs.

KITCHEN/DINER: 20' 0" x 13' 6" (6.1m x 4.11m) A bright and spacious room enjoying a double aspect with composite door to rear giving external access. The kitchen area offers an extensive range of wall and floor units with integrated appliances, breakfast bar, four ring electric hob with double oven below and extractor above, inset stainless steel sink with drainer and mixer tap. Oak French doors opening through to the reception room.

RECEPTION ROOM: 19' 11" x 13' 4" (6.07m x 4.06m) An expansive room enjoying a double aspect with bi-folding doors opening onto the rear gardens. Open fireplace to side with wood mantle surround and inset cast iron stove.

FIRST FLOOR LEVEL - LANDING:

A part gallery style landing rising from ground floor level and with oak internal doors giving access to the three bedrooms and family bathroom. Built-in storage cupboard to side.

BEDROOM ONE: 10' 4" x 11' 7" (3.15m x 3.53m) A large double bedroom found to the rear aspect of the property having three double fitted storage units to side and the luxury of en-suite facilities.

EN-SUITE: 7' 2" x 5' 2" (2.18m x 1.57m) With frosted window to rear having just been replaced of a high specification with corner tiled shower cubicle, low level wc, hand wash basin over vanity unit, heated towel rail and fully tiled.

BEDROOM TWO: 10' 5" x 9' 3" (3.18m x 2.82m) With window to the rear aspect being a spacious double bedroom with double fitted storage cupboard to side.

BEDROOM THREE: 8' 0" x 14' 1" (2.44m x 4.29m) With window to the front aspect being a spacious double bedroom with double fitted storage cupboard.

BATHROOM: 6' 6" x 9' 2" (1.98m x 2.79m) With frosted window to side being a high specification family bathroom comprising roll top bath with claw feet, hand wash basin over vanity unit, low level wc, heated towel rail and fully tiled.

SERVICES:

Drainage - mains

Heating - oil

EPC Rating - TBC

Council Tax Band - E

Tenure - freehold

OUR REF: 7903



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.

