



Holly House
Waterloo Lane
Scole
IP21 4DJ

Offer over: £239,950

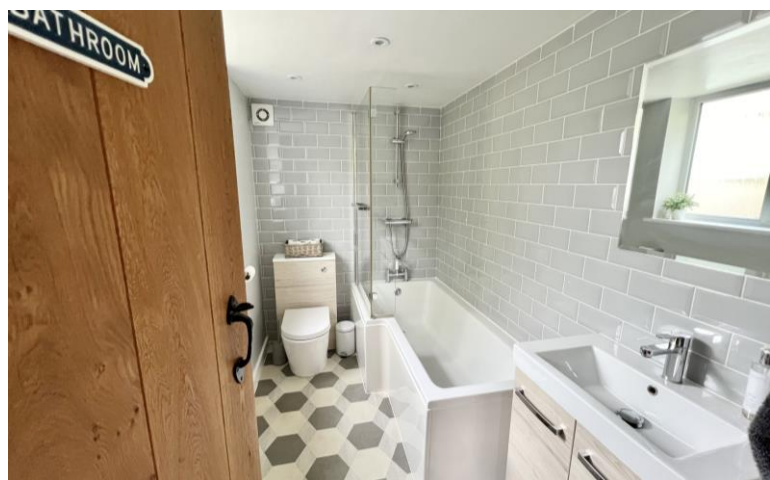




- 2 bedroom character cottage
- Beautifully presented.
- Completely updated
- Separate study
- New wood burner
- Enclosed and low maintenance rear garden
- Off road parking

Location

Scole is a popular south Norfolk village supporting its village store, public houses, primary school and fine church. For wider facilities the market town of Diss is just a short drive away providing an excellent range of shopping, social and leisure facilities including an 18-hole golf course. Additionally, there is a mainline rail station on the Norwich to London Liverpool Street line and there is good access to the A140 with Norwich and Ipswich both around 25 miles away, the A143 leading to Harleston and down the Waveney Valley to the east coast. Bury St Edmunds lies around 18 miles in the opposite direction.





The Property

A charming 2 bedroom, semi-detached cottage which is beautifully presented whilst still retaining character and original features. In brief, the property offers a cozy and inviting sitting room with new wood burner, well planned kitchen with integrated oven and hob, downstairs bathroom which has been re-fitted with a stylish modern suite with a 'P' shaped bath with shower over and the added bonus of a study. There are 2 double bedrooms on the first floor. The property has been neutrally decorated throughout with quality fittings and flooring.

Outside

Accessed from either the kitchen, via double doors or from the side passageway, the garden is enclosed, low maintenance and includes a garden shed. There are 2 parking spaces and a sunny garden with paved patio area.

Waterloo Lane is a private and quiet no through road only for access for residents.

Services

Mains electric and water are connected, heating is via new energy efficient electric heaters and a wood burner. Private drainage to a septic tank.

How to get there:

What3words: [///activates.claim.relies](#)

Viewing

Strictly by appointment with TW Gaze

Tenure: Freehold

Council Tax Band: B


Ref: 2/19551/CC

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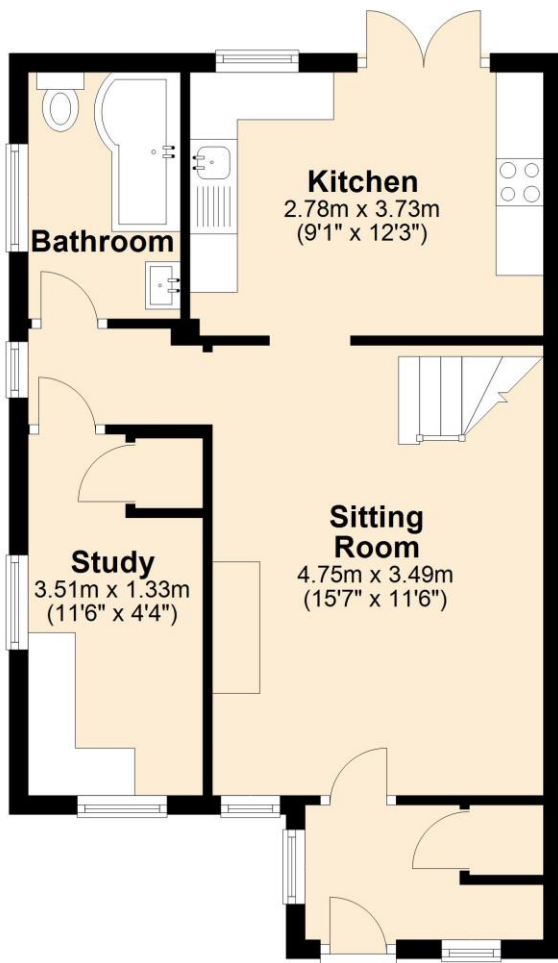
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		117
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

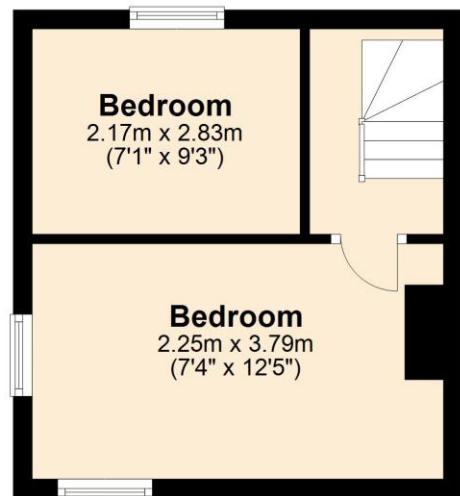
Ground Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



First Floor

Approx. 20.6 sq. metres (221.8 sq. feet)



Total area: approx. 65.9 sq. metres (709.4 sq. feet)

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