



Alexander Way | Scole | IP21 4GA
Price Guide £475,000

twgaze

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Built by respected local builder Danny Ward in 2013, this well-presented bungalow offers well-balanced accommodation with a good sense of space throughout. The property includes a large kitchen/dining room with integrated Bosch appliances, a comfortable sitting room with fireplace, three bedrooms (one en-suite) and a neatly arranged rear garden with patio and lawn. Ample parking is provided by two driveways along with a double garage with power connected. The property sits within a quiet and established residential setting with easy access to local amenities.

- Built in 2013 by reputable local builder Danny Ward
- Generous kitchen/dining room with integrated appliances
- Principal bedroom with en-suite shower room
- Double garage with electricity connected
- Spacious hallway giving access to all principal rooms
- Three well-proportioned bedrooms
- Two driveways providing parking for several vehicles
- Close to mainline rail links to London

Location

Scole is a popular south Norfolk village supporting its village store, public houses, 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.





Property

This spacious bungalow was built in 2013 by well-regarded local builder Danny Ward. This small cul de sac is set up of just six properties. A large square central entrance hall gives access to all principal rooms and creates an immediate sense of space. The kitchen/dining room is a particularly good feature, fitted with a range of modern units and integrated Bosch appliances including washing machine, dishwasher and fridge/freezer. French doors open to the rear terrace, making this a bright and sociable room. The sitting room is set to the rear of the property and includes a feature fireplace, providing an attractive focal point. There are three bedrooms, all well-proportioned. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom, fitted with a suite of low-level WC, bath and handbasin.

Outside

The rear garden is neatly arranged with a generous patio immediately outside the kitchen/diner. A few shallow steps rise to a lawned garden which is incredibly well stocked with a variety of plants with a low maintenance wood-chipped border and silver birch trees set to the centre, offering light shade and interest throughout the year. There is a generous patio with a substantial sunshade awning for the summer months.

To the front, the property provides parking for several vehicles across two driveways, together with a double garage with power connected and remotely operated garage doors.

Services

Mains electricity and water are connected to the property. Heating is provided via a Gas boiler.

How to get there

What3words///snapper.takeover.crossings

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 2/20000/KH



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

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