



St. Andrews Road | Scole | IP21 4DU
Offers In The Region Of
£285,000

twgaze

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An extended three-bedroom village home occupying an elevated corner position within a quiet cul-de-sac. Originally built in the 1970s, the property offers well-proportioned accommodation including flexible ground floor living space, off-road parking and a private rear garden, making it well suited to family living or home working.

- Extended three-bedroom house in a pleasant village cul-de-sac
- Large living room with electric fireplace
- **NO ONWARD CHAIN**
- Spacious kitchen with extensive low-level storage
- Single garage and driveway parking for two vehicles

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

Occupying an elevated corner position within a pleasant village cul-de-sac, this extended three-bedroom home was originally constructed in the 1970s and subsequently enlarged to provide well-balanced and versatile accommodation. The property is approached via an entrance hall with stairs rising to the first floor and a useful ground floor cloakroom fitted with a modern white low-level WC and hand basin. The kitchen is generously proportioned and offers an extensive range of low-level cupboard units, ample worktop space and room for a freestanding oven, making it a practical and functional family space. To the rear of the house is a snug or home office, benefiting from an external door opening directly onto the garden, ideal for those seeking a dedicated workspace or secondary reception room. The main living room is well-sized and features an electric fireplace, opening through to a defined dining area with French doors that lead out to steps descending into the rear garden, creating a natural flow for everyday living and entertaining. Upstairs, the accommodation comprises three bedrooms, two of which are comfortable doubles. The family bathroom is bright and neutrally presented, fitted with a white suite.

Outside

To the front of the property is a single garage along with a driveway providing off-road parking for two vehicles. The rear garden is predominantly laid to lawn and enjoys a good degree of privacy, complemented by a useful garden shed and a variety of mature trees and established shrubs, offering an attractive and low-maintenance outdoor space.

Services

Mains water and electric. Heating is provided by a gas boiler.

How to get there

What3words //annual.heartened.reckon

Viewing

Strictly by appointment with TW Gaze

Freehold



Ground Floor
Approx. 76.2 sq. metres (819.9 sq. feet)

First Floor
Approx. 39.9 sq. metres (430.0 sq. feet)

Total area: approx. 116.1 sq. metres (1249.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	74
(81-91)	B	
(70-80)	C	
(55-69)	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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