



## Bungay Road, Scole, Diss, IP21 4DX

**Guide Price £635,000**

Offering an expanse of versatile living space (in the regions of 2,400 sq ft), this substantial four/six bedroom detached house benefits from x2 self sufficient annexes ideal for dual living or providing additional income. Set upon a large plot with extensive off-road parking.

- Integrated 2 bed annexe
- 1 Bedroom detached annexe currently rented out
- Extensive off-road parking
- Freehold
- Versatile living in the regions of 2400sq ft
- Large gardens
- Council Tax Band E
- Energy Efficiency Rating C.



## Property Description

### Situation

Found within the village, the property enjoys a pleasing individual position set well back from the road and within walking distance of amenities and the unspoilt surrounding rural countryside. The traditional village of Scole has proved to have been a popular and sought after location over the years still retaining a good range of local amenities and facilities with convenience store, hotel/restaurant, public house, fine church, schooling and garage. The village is found 3 miles to the east of Diss within the beautiful countryside surrounding the Waveney Valley on the south Norfolk borders. The market town of Diss offers an extensive and diverse range of amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich

### Description

The property comprises a substantial four/six bedroom detached house having been built in the 1960s and 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 doors, whilst being heated by a gas fired central heating boiler via radiators. In latter years the property has been significantly extended and redesigned offering an expanse of versatile living space in the regions of 2,400 sq ft. Adapted more recently the property now has a fully integrated and self sufficient two bedroom annexe being in the regions of 700 sq ft. Additionally the double garage has also been converted to a self contained 1 bedroom annexe offering 400 sq ft accommodation and currently rented out at £475pcm.

### Externally

The property is set back from the road having a hard standing driveway giving extensive off-road parking for 8-9 cars adjacent to the 1 bedroom annexe (formally being a double detached garage). The main gardens are found to the rear of the property and are of a most generous size with a paved patio area abutting the rear of the property creating an excellent space for alfresco dining and steps leading up to a large area of gardens being predominantly laid to lawn and enjoying the sun all day round, whilst having a good deal of privacy/seclusion within.



The rooms are as follows:

**ENTRANCE HALL:** 3' 10" x 13' 4" (1.19m x 4.08m) Access via upvc door to front, providing access to the main property and annexe accommodation...

#### **ANNEXE**

Entrance giving access to the kitchen, bedroom, reception room and wet room.

**RECEPTION ROOM (ANNEXE):** 16' 7" x 11' 5" (5.08m x 3.48m) With sliding upvc door to side giving external access, a spacious room with a focal point being fireplace with inset cast iron stove. Arch to kitchen and access to bedroom two.

**KITCHEN/BREAKFAST ROOM (ANNEXE):** 13' 3" x 10' 1" (4.05m x 3.08m) With window to the front aspect and having been a newly fitted kitchen with a good range of wall and floor units and roll top work surfaces, integrated appliances with four ring induction hob with extractor above, sink and space for white goods.

**BEDROOM ONE (ANNEXE):** 9' 8" x 12' 0" (2.95m x 3.67m) With window to the front aspect being a double bedroom.

**BEDROOM TWO (ANNEXE):** 10' 11" x 7' 4" (3.35m x 2.26m) With window to the rear aspect being able to cater for a double bed if required.

**WET ROOM (ANNEXE):** 6' 11" x 10' 4" (2.11m x 3.15m) A newly installed suite with shower, low level wc, bath, hand wash basin over vanity unit and heated towel rail.

#### **MAIN HOUSE**

**RECEPTION ROOM ONE:** 11' 1" x 14' 10" (3.40m x 4.54m) A spacious room with arch connecting through to reception room two. Internal access to the reception room two and study.

**RECEPTION ROOM TWO:** 11' 11" x 14' 6" (3.65m x 4.44m) Found to the rear aspect of the property and enjoying views and access onto the rear gardens via bi-folding doors. Vaulted ceilings.

**STUDY:** 7' 5" x 9' 3" (2.27m x 2.83m) Lending itself for a number of different uses. Stairs rising to first floor level.

**KITCHEN/BREAKFAST ROOM:** 14' 9" x 15' 5" (4.50m x 4.70m) With window to the rear aspect and offering an extensive range of wall and floor units, integrated appliances, floating island.

**UTILITY:** 8' 1" x 7' 7" (2.47m x 2.33m) With roll top marble effect work surface to side, storage units, space for white goods, tiled flooring and giving access through to the shower room.

**SHOWER ROOM:** 7' 10" x 7' 7" (2.39m x 2.32m) With frosted window to front comprising of low level wc, hand wash basin and shower to side. Tiled flooring.

#### **FIRST FLOOR LEVEL: LANDING:**

Giving access to the additional four bedrooms and shower room.

Airing cupboard to side housing the hot water cylinder.

**BEDROOM ONE:** 17' 9" narrowing to 14' 4" x 12' 8" (5.43m narrowing to 4.37m x 3.88m) A particularly large master bedroom with window to the front aspect and having the luxury of en-suite facilities.

**EN-SUITE:** 8' 8" x 16' 0" (2.65m x 4.88m) Comprising of a large corner shower cubicle, double bath, hand wash basin, low level wc and heated towel rail.

**BEDROOM TWO:** 11' 4" x 13' 9" (3.46m x 4.21m) With window to the front aspect being a large double bedroom.

**BEDROOM THREE:** 17' 10" x 11' 6" (5.45m x 3.53m) With window to the front aspect being a large double bedroom with two built-in storage cupboards.

**BEDROOM FOUR:** 11' 4" x 8' 2" (3.47m x 2.49m) Arch connecting to an additional area measuring 8' 8" x 7' 10" (2.66m x 2.39m) with window to the rear aspect.

**SHOWER ROOM:** 8' 7" x 6' 3" (2.63m x 1.93m) Comprising of a corner shower cubicle, low level wc, hand wash basin and heated towel rail.

**OUR REF:** 7638



## Viewing Arrangements

Strictly by appointment

## Contact Details

4-6 Market Hill

Diss

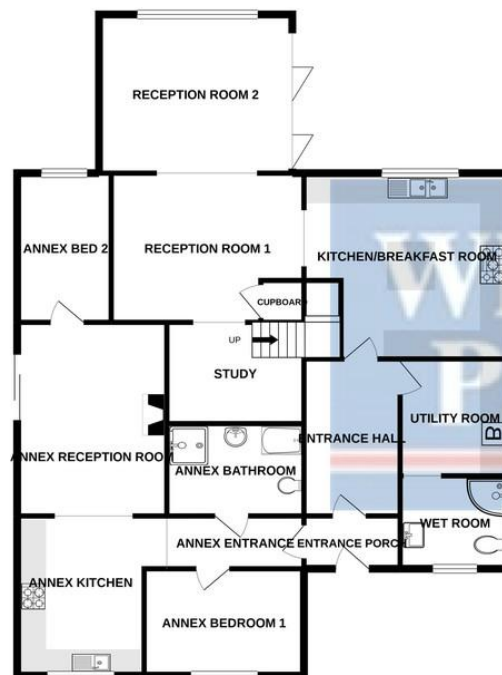
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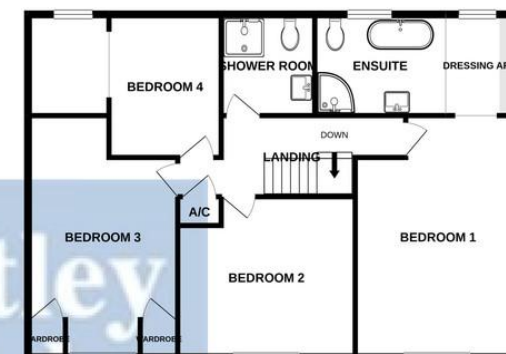
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GROUND FLOOR  
1449 sq.ft. (134.6 sq.m.) approx.



1ST FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 2407 sq.ft. (223.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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