



Diss Road, Scole - IP21 4DN



Diss Road

Scole, Diss

NO CHAIN! Positioned in a central village location, this GRADE II LISTED 18th Century mid-terraced house offers a unique blend of character and modern convenience. Boasting over 820 sqft internally (stms), this charming cottage has been NEWLY RENOVATED, featuring a BRAND NEW KITCHEN/DINER to cater to the demands of contemporary living. The property enjoys a spacious main reception room with fireplace, exuding warmth and character with a plethora of charming features. Offering TWO AMPLE BEDROOM and a family bathroom on the first floor, this cosy abode is the ideal retreat for those seeking a harmonious balance of historic charm and practicality. Notably, the property is offered with no onward chain, presenting an enticing opportunity for prospective buyers looking to swiftly secure a slice of village life. To the rear there is a pleasant courtyard style garden with a good degree of privacy with bisected access.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Grade II Listed Cottage
- Newly Renovated With New Kitchen/Diner
- Over 820 SQFT Internally (stms)
- Large Main Reception Room
- Two Ample Bedrooms & Family Bathroom
- Plethora Of Character Features
- Central Village Location

The property is located in the village of Scole, located approximately 2 miles outside of Diss, and close to direct routes to Ipswich and Norwich. Scole offers local amenities such as a shop, public house and bus routes. Supermarkets, restaurants, schools, a leisure centre, doctors, dentists and more can be found in the neighbouring town of Diss. The local park is a short walk from the property, with excellent transport links into Diss and the surrounding areas.

SETTING THE SCENE

Approached from Diss Road in the heart of Scole you will find a traditional main entrance door to the front which leads into the lobby with main reception beyond. Parking can be found on road to the front unallocated.



THE GRAND TOUR

Entering through the main entrance door to the front there is a lobby with space for coats and shoes and a door into the main reception room. The main reception is a stunning room with exposed beams and a large brick fireplace. There is a door to the understairs cupboard and stairs to the first floor. To the rear of the house there is a re-fitted kitchen/dining room offering more space than you might expect. The kitchen features a range of wall and base level units with wood effect worktops over. There is a fitted electric oven and hob over as well as space for further white goods and plenty of space for a dining table. The dining area provides access to the rear garden as well as a door leading round to the reception room again. Heading up to the first floor landing there are two bedrooms as well as a family bathroom. The bathroom to the rear provides a corner bath with shower over, w/c and hand wash basin. To the front of the house there is a smaller bedroom with fitted wardrobe. The main bedroom is a wonderful space with vaulted ceiling, dual aspect and exposed timbers.

FIND US

Postcode : IP21 4DN

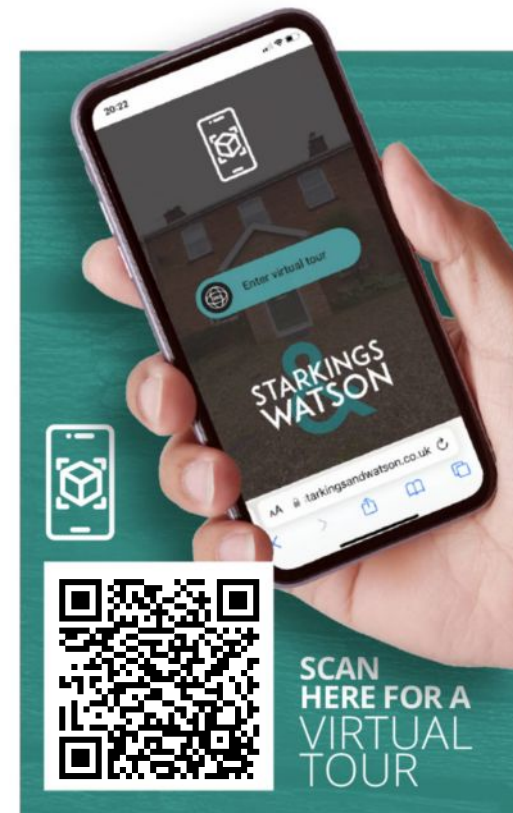
What3Words : ///pebble.patio.doubt

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property

AGENTS NOTES

Buyers are advised the cottage is Grade II Listed with a flying freehold in place. The rear garden also has a bisected access for neighbouring properties.



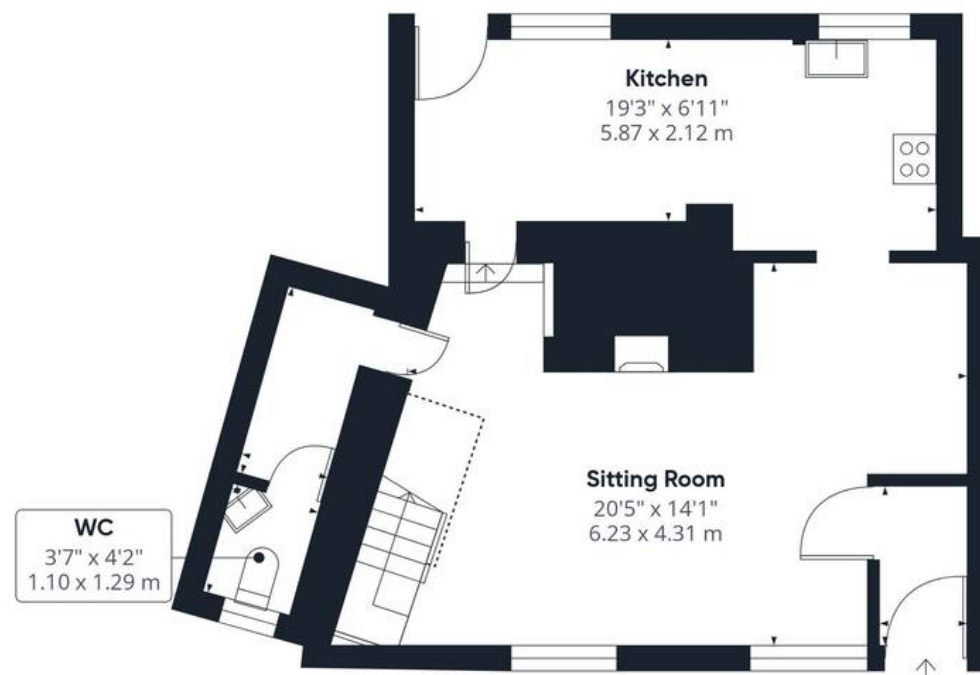




THE GREAT OUTDOORS

The private courtyard style garden offers a low maintenance space which is laid to paving and patio. There is a timber built shed also. There is a bisected access across the neighbour property for the benefit of the terrace row.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

821 ft²

76.3 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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