

## Flat 1, Cedar House Diss Road, Scole - IP21 4DH

£160,000 Leasehold

Introducing this well-presented two-bedroom apartment, set in a quiet and private part of a well-connected village, offering a comfortable and practical home. A modern fitted kitchen provides a functional space, while a bright and airy lounge features French doors leading to a courtyard-style garden. The main bedroom includes built-in cupboards, with the second bedroom offering versatility, ideal for use as a home office or child's room, complemented by a modern family bathroom. Outside, residents have access to communal seating and garden areas, along with off-road parking, an allocated space, and a garage with electricity. Owners benefit from membership in the management company, ensuring a well-maintained and well-managed living environment.

## Location

Diss Road in Scole offers a charming and convenient location, ideal for those seeking a peaceful countryside setting with easy access to local amenities. The area is well-connected, with nearby towns such as Diss providing a variety of shops, schools, and recreational facilities. Scole itself has a welcoming community, and the surrounding countryside offers plenty of opportunities for outdoor activities. This location is perfect for those looking to enjoy rural living while staying close to essential services. With its scenic surroundings and excellent transport links, it offers a comfortable and practical base for everyday life. The area also benefits from a strong sense of community, with local events and a friendly atmosphere that make it a great place to settle and enjoy a relaxed lifestyle.



## Agents notes

We understand that the property will be sold leasehold, connected to all mains services.

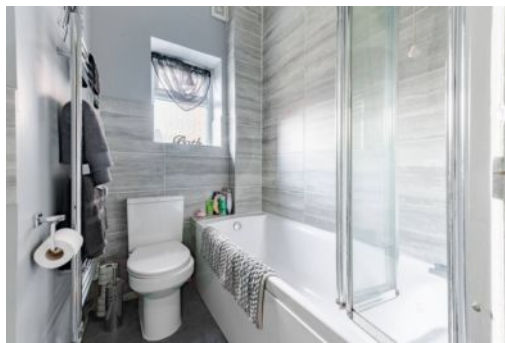
105 years left on the lease

Maintenance fee: £100 p/m

Renewal of the maintenance fee is decided by the management company

Heating system- Gas Central Heating

Council Tax Band- A



### Cedar House, Diss Road, Scole

As you step inside through the porch, a useful space for keeping coats and shoes, you're welcomed into the entrance hall, where a built-in storage cupboard offers practical everyday storage.

The contemporary fitted kitchen features white cupboards and plenty of counter space, complemented by a stylish white tiled splashback and tiled flooring. There's plumbing for a washing machine, and the layout offers a practical and inviting space for everyday cooking and meal preparation.

Moving on, the bright and airy lounge offers a spacious and inviting atmosphere, with windows that fill the room with natural light and stylish wallpaper that adds a touch of elegance. French doors open from the lounge, leading out to the outside.

The apartment features two bedrooms, with the master bedroom offering a generous space featuring a built-in wardrobe, while the second bedroom provides versatility, ideal for a home office or a child's room.

The interiors are tied together with a modern family bathroom, featuring a panelled bath with a shower overhead, tiled floors, and sleek, partially tiled walls, exuding a contemporary appeal.

Additionally, the property features double glazing throughout, enhancing energy efficiency and comfort.

Outside, you will find a low-maintenance paved courtyard garden, perfect for relaxing or entertaining, along with communal seating and garden areas to enjoy with neighbours.

Off-road parking is provided by allocated parking space on a shared driveway, along with a garage with electricity, offering added convenience and storage options.



Ground Floor  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 635sq.ft. (59.0 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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