



**St. Andrews Road, Scole Diss IP21 4DU**

**welcome to**

## **St. Andrews Road, Scole Diss**

**\*\*CHAIN FREE\*\*** A three bedroom semi-detached property situated in a cul-de-sac location within walking distance to the village shop. The property benefits from a 17ft lounge/diner, three decent sized bedrooms, single garage with off road parking and gas central heating.

### **Location**

Scole is a well-located village that offers a range of amenities including a local shop, Church, Primary School, football club, village hall, Scole pocket park, Garage and the 17th Century Coaching Inn. The village is situated within 3 miles from the historic town of Diss which is a popular and thriving market town offering a full range of facilities, good links to major roads and mainline train station to Liverpool Street, London and Norwich. The town offers well regarded schooling through to six form level, a modern health centre along with various sporting and leisure amenities.

The A140 provides access to Norwich and Ipswich, both around 25 miles away and the A143 links up to the A14 leading to Cambridge and the Midlands beyond. The historic town of Bury St Edmunds lies around 18 miles to the South West. The property also lies within easy access to the beaches.

### **Accommodation**

#### **Entrance Hall**

Front aspect double glazed door, storage cupboard, stairs leading to the first floor, carpet, radiator and doors to;

#### **Lounge/ Diner**

11' 11" x 17' 10" ( 3.63m x 5.44m )

Rear aspect double glazed window and french doors leading out into the garden, carpet, two radiators, electric fire, tv and telephone points.

#### **Kitchen**

9' 4" x 6' 9" ( 2.84m x 2.06m )

Front aspect double glazed window. Fitted kitchen with wall and base units, wall mounted boiler, tiled splash back, work surfaces, stainless steel sink and drainer, pantry cupboard, spaces for washing machine, fridge/freezer and gas cooker.

#### **Landing**

Carpet, loft hatch and doors to;

#### **Bedroom One**

9' 10" x 12' 1" ( 3.00m x 3.68m )

Rear aspect double glazed window, radiator and exposed wooden floor boards.

#### **Bedroom Two**

7' 8" x 15' 2" Into Recess ( 2.34m x 4.62m Into Recess )

Rear aspect double glazed window, radiator, exposed wooden floor boards and cupboard housing a water tank.





### **Bedroom Three**

8' 3" x 7' 7" ( 2.51m x 2.31m )

Front aspect double glazed window, radiator, carpet and storage cupboard.

### **Bathroom**

Front aspect double glazed window, wc, wash hand basin, panelled bath with power shower above, radiator and tiled floor.

### **Outside**

To the front of the property is a small laid to lawn area with mature planted tree, hard standing driveway providing off road parking with access to the garage.

The rear garden is mainly laid to lawn with mature planted shrub and hedge borders, paved patio area making this a great spot to relax and dine in throughout the summer months, gated access to the front garden.



### **Garage**

Up and over door, electric.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage  
Mains Gas

### **Council Tax Band: B**



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## St. Andrews Road, Scole Diss

- **\*\*OFFERED WITH NO ONWARD CHAIN\*\***
- Semi-Detached Family Home
- 17FT Lounge/ Diner
- Three Decent Sized Bedrooms
- Enclosed Rear Garden
- Single Garage With Off Road Parking
- Benefits From Gas Central Heating
- Situated In A Village Location

Tenure: Freehold EPC Rating: D

**£250,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
DSS110396 - 0002

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