



**Beech Close, Scole Diss IP21 4EH**

## welcome to

### Beech Close, Scole Diss

**\*\*GUIDE PRICE £350,000-£375,000\*\*** A three bedroom linked family home located on the outskirts of the quiet Norfolk village of Scole. Benefits from spacious accommodation throughout, a rear enclosed garden with shed and garage with off road parking.

#### 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

Side aspect double glazed door, front aspect double glazed window, radiator, tiled flooring, stairs leading to the first floor and door to;

##### Lounge

14' 9" x 20' 2" ( 4.50m x 6.15m )  
L-Shaped Room

Front aspect double glazed window with fitted blinds, three radiators, electric feature fire, wall mounted lighting, understairs storage cupboard, carpet, tv and telephone points. Doors to;

##### Study

8' 5" x 9' 11" ( 2.57m x 3.02m )  
Side aspect double glazed window, recessed spot lights, radiator, laminate flooring and open arch way into;

##### Kitchen

8' 5" x 10' 9" ( 2.57m x 3.28m )  
Rear aspect double glazed window. Fitted kitchen with base units, kick board lighting, work surfaces, tiled splash back, composite sink and drainer, one and a half bowls, breakfast bar, tiled flooring, recessed spot lights, spaces for American style fridge/freezer and Range style cooker with extractor fan. Open plan to;

##### Dining Room

8' 7" x 15' 7" ( 2.62m x 4.75m )  
Side aspect double glazed window, skylight, rear aspect double glazed french doors leading into the sun room, wooden effect flooring, radiator and wall mounted lighting. Door to;

##### Utility Room

8' 1" x 5' 9" ( 2.46m x 1.75m )  
Rear aspect double glazed window and door leading out into the rear garden. Fitted wall and base units, composite sink and drainer, work surfaces, tiled splash back, radiator, loft hatch, tiled flooring, spaces for washing machine and dishwasher. Door to;

##### Shower Room

Front aspect double glazed window, low level flush wc, wash hand basin in vanity unit, large double shower cubicle with fully plumbed shower, recessed spot lights, radiator, heated towel rail, extractor fan, fully tiled walls and floor.





### Sun Room

9' 7" x 6' ( 2.92m x 1.83m )

Side aspect double glazed window, sky light, rear aspect double glazed french doors, side aspect double glazed patio door leading out onto the patio area, tiled flooring, wall mounted lighting and electric radiator.

### Landing

Carpet, loft hatch, airing cupboard and doors to;

### Bedroom One

11' 7" x 9' 2" ( 3.53m x 2.79m )

Rear aspect double glazed window with fitted blinds, wall mounted lighting, carpet and radiator.

### Bedroom Two

7' 9" x 10' 8" ( 2.36m x 3.25m )

Front aspect double glazed window with fitted blinds, radiator and carpet.

### Bedroom Three

11' 9" x 7' 8" Into Recess ( 3.58m x 2.34m Into Recess )

Front aspect double glazed window with fitted blinds, carpet, radiator and built in wardrobe.

### Shower Room

Rear aspect double glazed window with fitted blinds, low level flush wc and wash hand basin in vanity unit, large shower cubicle with rainfall shower and additional shower head, extractor fan, heated towel rail, fully tiled walls and floor.



### Outside

To the front of the property is a large hard standing driveway providing off road parking for multiple vehicles, access to the garage.

The rear garden features a laid to lawn area with mature planted flower borders, paved patio area making this a great spot to relax and dine in throughout the summer months, outside lighting, garden shed and enclosed via fencing.

### Garage

16' 6" x 8' 10" ( 5.03m x 2.69m )

Electric up and over door, boiler, pitched roof and rear aspect door.

### Services

Mains Water

Mains Drainage

Mains Electricity

Mains Gas

### Council Tax Band: C



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## Beech Close, Scole Diss

- **\*\*GUIDE PRICE £350,000-£375,000\*\***
- Well Presented Linked Family Home
- Spacious Open Plan Kitchen/ Dining Room
- 20FT Lounge And Rear Aspect Sun Room
- Separate Utility Room And Two Shower Rooms
- Three Decent Sized Bedrooms
- Enclosed Rear Garden
- Garage With Off Road Parking

Tenure: Freehold EPC Rating: D

guide price

**£350,000**



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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