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**for sale**  
Diss  
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**Reeve Close, Scole Diss IP21 4EB**

  
william  
h brown



**welcome to**

## **Reeve Close, Scole Diss**

A spacious semi detached family home positioned on a large plot offering generous accommodation throughout situated in the heart of Scole. Benefits from versatile living with four spacious reception rooms, kitchen/breakfast room, four bedrooms and extensive rear garden.

### **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 Porch**

Front aspect double glazed window and door, carpet. Door leading to;

#### **Entrance Hall**

Part glazed door, wooden effect flooring, stairs leading to the first floor and doors to;

#### **Kitchen/ Diner**

16' 6" Into Recess x 12' 2" Into Recess ( 5.03m Into Recess x 3.71m Into Recess )

Front aspect double glazed window. Bespoke fitted kitchen with wall and base units, stainless steel sink and drainer, tiled splash back, work surfaces, exposed brick, radiator, space for Range style gas cooker, space for fridge/freezer and tiled flooring.

#### **Reception Room 3**

11' 5" Into Recess x 12' 1" Into Recess ( 3.48m Into Recess x 3.68m Into Recess )

Dual aspect double glazed windows, radiator, tiled flooring, spaces for washing machine and tumble dryer. Doors to;

#### **Cloakroom**

Side aspect double glazed window, wc, wash hand basin, radiator and tiled flooring.

#### **Conservatory**

8' 11" x 10' 7" ( 2.72m x 3.23m )

Dual aspect double glazed windows, side aspect stable door, tiled flooring and door to the study.

#### **Lounge**

16' 4" x 11' 7" Into Recess ( 4.98m x 3.53m Into Recess )

Front aspect double glazed window, radiator, wall mounted lighting, electric fire, wooden effect flooring, tv and telephone points. Sliding patio doors to;





### Dining Room

12' 1" x 12' 5" ( 3.68m x 3.78m )

Rear aspect double glazed french doors leading to the study, radiator and wooden effect flooring.

### Study

8' 11" x 10' 2" ( 2.72m x 3.10m )

Rear aspect double glazed window, tiled floor and door leading to the conservatory.

### Landing

Rear aspect double glazed window, wooden effect flooring, loft hatch, airing cupboard, radiator and doors to;

### Bedroom One

10' 3" x 12' 3" Into Recess ( 3.12m x 3.73m Into Recess )

Front aspect double glazed window, radiator wooden effect flooring and over the stairs storage cupboard.

### Bedroom Two

11' 5" Into Recess x 11' 8" Into Recess ( 3.48m Into Recess x 3.56m Into Recess )

Front aspect double glazed window, radiator and wooden effect flooring.

### Bedroom Three

7' 9" x 8' 7" ( 2.36m x 2.62m )

Rear aspect double glazed window, radiator and wooden effect flooring.

### Bathroom

Rear aspect double glazed window, panelled bath with mixer taps and shower attachment, wash hand basin, low level flush wc, recessed spot lights, radiator, tiled walls and flooring.

### Outside

To the front and side of the property is a hard standing driveway providing off road parking for multiple vehicles, mature hedge borders, access to the rear garden.

This extensive rear garden is mainly laid to lawn with mature planted flowers and shrubs, large paved patio area making this a great spot to relax and dine in throughout the summer months, outbuilding which has been converted into a garden bar, dog kennels, raised flower beds, to the rear of the garden lies a large workshop with electric and gardens shed, another paved patio area and shingled areas.

### Services

Mains Electricity  
Mains Water  
Mains Drainage  
LPG Gas

**Council Tax Band: B**



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## Reeve Close, Scole Diss

- Semi Detached Family Home
- Positioned on a Large Plot
- Four/Five Spacious Reception Rooms
- Kitchen/Breakfast Room
- Three Bedrooms Upstairs & Family Bathroom
- Extensive Rear Garden With Large Workshop
- Ample Off Road Parking For Multiple Vehicles
- New Gas Combi Boiler in 2023

Tenure: Freehold EPC Rating: E

offers over

**£325,000**



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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