



**Karen Close, Scole Diss IP21 4DL**



**welcome to**

## **Karen Close, Scole Diss**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** A two bedroom link detached bungalow with a single garage situated in a popular location. The property benefits from three reception rooms, large enclosed rear garden, gas central heating and uPvc double glazing.

### **Location**

Situated close to the main arterial route through the region, Karen Close offers residents an opportunity to relax against the backdrop of the Norfolk countryside with wonderful views of St Andrew's Church – the delights of Diss and East Anglia's beautiful coastline close-by – as well as an extremely wide range of possibilities for retail, leisure and entertainment within easy reach.

Just outside the historic market town of Diss, on the south Norfolk borders, Scole is a village which offers a convenient and enjoyable lifestyle. Set amongst open-fields, farmland and beautiful countryside, Scole and Diss collectively offer an extensive range of day-to-day amenities – including a mainline train station boasting regular services to London Liverpool Street, fast links to Norwich and all the key destination in between.

The area is excellent for families, with several nurseries, a number of well-respected primary and secondary schools all conveniently located. Scole CE VC Primary School is within walking distance of Karen Close. The town is also home to a number of local surgeries and supermarkets – including a large Morrisons and Aldi – as well as a Tesco for day-to-day necessities.

With the city of Norwich and the town of Ipswich also being so close – both perfect to enjoy a spot cosmopolitan retail therapy – this area really does offer the very best of all worlds – and could be the perfect place to set-up your new family home.

### **Accommodation**

#### **Entrance Hall**

Front aspect double glazed door and window, carpet and door to;

#### **Reception Room**

15' 4" x 14' 3" ( 4.67m x 4.34m )  
Two front aspect double glazed windows, radiator, carpet, tv point and door to;

#### **Kitchen**

10' 11" x 9' 2" ( 3.33m x 2.79m )  
Side aspect double glazed window and door leading out into the garden. Fitted kitchen with wall and base units, stainless steel sink and drainer, work surfaces, tiled splash back, wall mounted boiler, integrated eye level oven and ceramic hob with extractor fan, spaces for washing machine, dishwasher, under counter fridge and full height fridge/freezer.

#### **Inner Hall**

Carpet, airing cupboard, loft access and doors to;

#### **Dining Room**

12' 1" x 9' 11" ( 3.68m x 3.02m )  
Carpet, radiator and open arch way to;

#### **Lounge**

11' 6" x 9' 9" ( 3.51m x 2.97m )  
Dual aspect double glazed windows, rear aspect double glazed sliding patio doors leading out into the rear garden, carpet, radiator and tv point.





### **Shower Room**

Side aspect double glazed window, low level flush wc and wash hand basin in vanity unit with additional storage cupboards, walk in shower cubicle with fully plumbed shower, part tiled walls and electric heated towel rail.

### **Bedroom One**

15' 4" Into Recess x 9' 11" ( 4.67m Into Recess x 3.02m )  
Rear aspect double glazed window, radiator and carpet.

### **Bedroom Two**

12' 5" x 7' 11" ( 3.78m x 2.41m )  
Side aspect double glazed window, radiator and carpet.

### **Outside**

To the front of the property is a laid to lawn area with a hard standing driveway to the side and access to the single garage.

The rear garden features from a good sized brick weaved patio area making this a great spot to relax and dine in throughout the summer months, laid to lawn garden with various mature planted shrubs and flowers, summer house and enclosed via fencing.

### **Garage**

Up and over door, electric and concrete flooring.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage  
Mains Gas

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

### **Agents Note**

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved. The property is steel frame.



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## Karen Close, Scole Diss

- \*\*OFFERED WITH NO ONWARD CHAIN\*\*
- Link Detached Bungalow
- Three Spacious Reception Rooms
- Two Bedrooms And Shower Room
- Enclosed Rear Garden With A Summer House
- Single Garage With Off Road Parking
- Benefits From Gas Central Heating
- Situated In A Village Location

Tenure: Freehold EPC Rating: E

# £270,000



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:  
DSS110422 - 0003

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