



Kings Close, Scole Diss IP21 4FZ



welcome to

Kings Close, Scole Diss

****WELL PRESENTED THROUGHOUT**** A three bedroom semi-detached house situated on St Andrew's Gardens that offers residents an opportunity to relax against the backdrop of the Norfolk countryside with wonderful views of St Andrew's Church.

Location

Situated close to the main arterial route through the region, St Andrew's Gardens 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 St Andrew's Gardens. 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 door, wooden effect laminate flooring with underfloor heating, stairs leading to the first floor and Oak doors to;

Cloakroom

Low level flush wc, wash hand basin in vanity unit with tiled splash back, wall mounted unit and wooden effect laminate flooring with underfloor heating.

Open Plan Lounge/Kitchen Lounge Area

17' 10" Into Recess x 12' 6" (5.44m Into Recess x 3.81m)
Rear aspect double glazed window and french doors leading out into the rear garden, recessed spot lights, wooden effect laminate flooring with underfloor heating, understairs storage cupboard, tv and telephone points.

Kitchen Area

12' 4" x 10' 6" (3.76m x 3.20m)
Front aspect double glazed window. Fitted Howdens kitchen with wall and base units, soft close doors, stainless steel sink and drainer, laminate work surfaces, recessed spot lights, wooden effect laminate flooring with underfloor heating, space for washing machine, integrated eye level Neff oven with induction hob and extractor hood.

Landing

Carpet, loft hatch, airing cupboard and radiator.
Doors to;





Bedroom One

10' 1" x 11' 11" Into Recess (3.07m x 3.63m Into Recess)
Front aspect double glazed window, two double built in wardrobes, radiator and carpet.

Bedroom Two

10' x 11' 4" (3.05m x 3.45m)
Rear aspect double glazed window, radiator and carpet.

Bedroom Three

7' 8" x 7' 5" (2.34m x 2.26m)
Rear aspect double glazed window, radiator and carpet.

Bathroom

Front aspect double glazed window, three piece white sanitary suite comprising of a low level flush wc, wash hand basin in vanity unit with chrome-effect taps, panelled bath with chrome-effect taps, glass shower screen and thermostatically controlled exposed shower with fixed riser head, part tiled walls and dual fuel heated towel rail.

Outside

To the side of the property is a shingle driveway providing off road parking for multiple vehicles with access to the garage and rear garden.

The rear garden benefits from a two paved patio areas with a slopped paved path joining the two making these great spots to relax and dine in throughout the summer months, raised flower beds, a laid to lawn area, garden shed and enclosed via fencing.

Services

Mains Electricity
Mains Water
Mains Drainage
Mains Gas

Council Tax Band: B



view this property online williamhbrown.co.uk/Property/DSS110675



welcome to

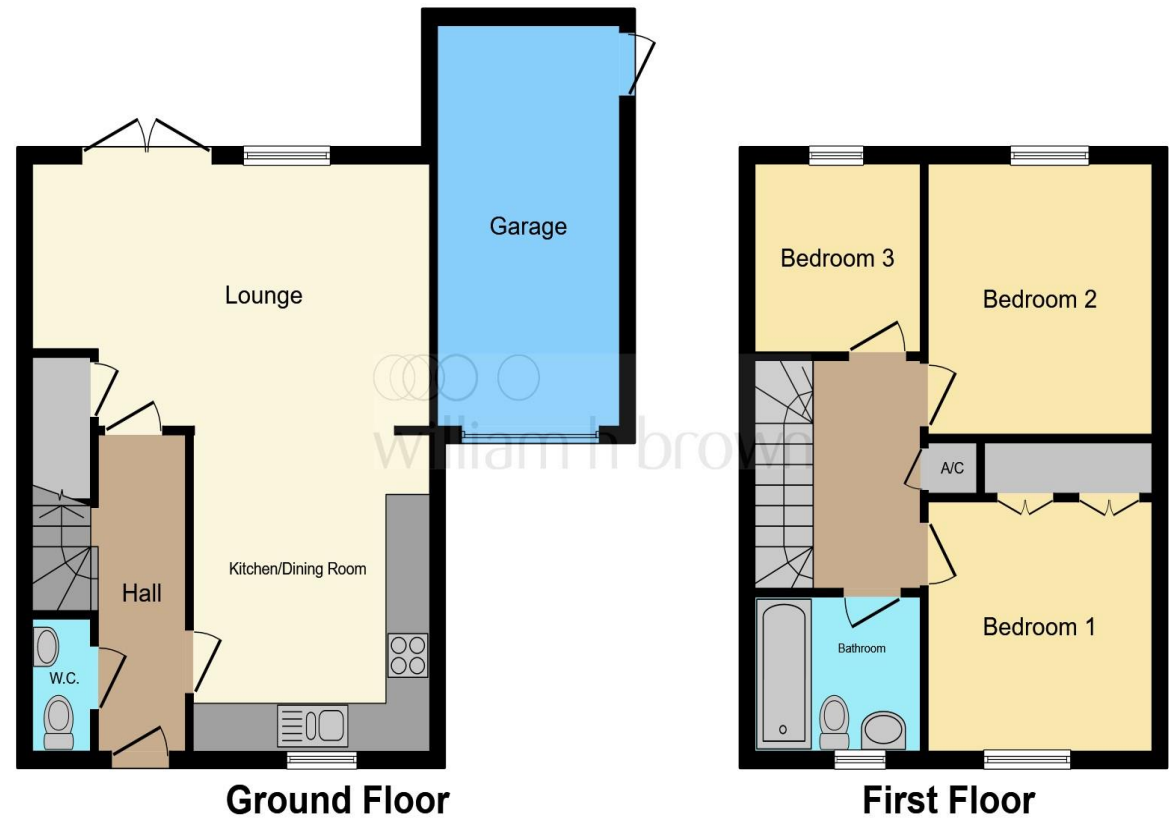
Kings Close, Scole Diss

- Well Presented Semi-Detached Family Home
- Open Plan Lounge/Kitchen
- Family Bathroom & Ground Floor Cloakroom
- Master Bedroom With Two Double Built Wardrobes
- Two Further Good Sized Bedrooms
- 6 Years NHBC Remaining
- Single Garage With Off Road Parking
- Benefits From Gas Central Heating

Tenure: Freehold EPC Rating: B

offers in excess of

£300,000



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

view this property online williamhbrown.co.uk/Property/DSS110675



Property Ref:
DSS110675 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk