



Mancroft Yew Tree Court, Scole Diss IP21 4DD

welcome to

Mancroft Yew Tree Court, Scole Diss

Nestled in Scole, Diss, this charming detached house offers a peaceful retreat with modern conveniences. Featuring an open-plan lounge diner, integrated kitchen, three bedrooms, and a serene garden, it's an ideal choice for idyllic living with no onward chain.

Mancroft

Nestled in the serene and picturesque village of Scole, Diss, this charming detached house presents an ideal opportunity for those seeking a peaceful retreat with modern conveniences. Upon entering this delightful home, you are greeted by a welcoming entrance hall that leads to a practical downstairs cloakroom, making it perfect for guests and day-to-day convenience. The heart of the home is an integrated kitchen, equipped with modern appliances and ample counter space, ideal for culinary enthusiasts.

Adjacent to the kitchen is the open-plan lounge diner, a spacious area perfect for hosting family gatherings or cozy evenings by the fireplace. Large windows and a door to the rear garden flood the space with natural light, creating a warm and inviting ambiance. The stairs lead to the first floor where accommodation is both generous and versatile. The property boasts two double bedrooms, each with fitted wardrobes providing ample storage space. A smaller third bedroom offers flexibility, serving as an ideal home office, nursery, or guest room. Completing the first floor is a well-appointed family bathroom, designed with both style and functionality in mind.

Externally, the property features an enclosed rear garden, offering a tranquil escape with a patio area perfect for al fresco dining and entertaining. Side access enhances convenience, while a garage and off-road parking provide ample space for vehicles. This home is offered with no onward chain, ensuring a smooth and straightforward purchase process. This property combines comfort, practicality, and charm, making it an exceptional choice for those looking to enjoy the idyllic lifestyle Scole, Diss has to offer.

Scole

Scole is a picturesque village nestled within the boundaries of Diss, located in the charming county of Norfolk, England. Renowned for its rich tapestry of history, Scole exudes a charming rural atmosphere that is both inviting and serene. The village's architecture stands as a testament to centuries of historical influences, with a delightful array of heritage sites dotting the landscape. Visitors and residents alike can admire the ancient churches that have stood the test of time, as well as the quintessentially English cottages that add to the village's old-world charm.

Surrounded by lush greenery and gently rolling fields, Scole is a haven for nature enthusiasts. The village offers an array of walking trails that meander through its breathtaking countryside, providing stunning vistas and opportunities for peaceful reflection. These trails are perfect for those who wish to immerse themselves in the tranquil beauty of the natural world.

Beyond its natural allure, Scole is known for its warm and close-knit community. The village hosts a variety of cultural events and bustling markets throughout the year, fostering a strong sense of camaraderie among its residents. These events are not only a celebration of local culture but also serve as a platform for people to come together, share experiences, and forge lasting connections.

Conveniently situated near the town of Diss, Scole provides easy access to modern amenities, ensuring that residents can enjoy the best of both worlds. Despite its proximity to more urban conveniences, the village has managed to retain its idyllic rural charm, offering a peaceful retreat from the hustle

and bustle of city life.

Entrance Hall

Stairs to bedrooms, radiator, tiled flooring.

Cloakroom

Window to side aspect, radiator, w/c, wash basin.

Lounge

15' 11" x 11' 9" (4.85m x 3.58m)

Window to front aspect, sliding door to rear aspect, gas fire place, radiator, carpet flooring.

Dining Room

9' 2" x 8' 2" (2.79m x 2.49m)

Window to rear aspect, radiator, carpet flooring.

Kitchen

15' 10" x 7' 3" (4.83m x 2.21m)

Window to front aspect, single door to garden, radiator, wall and base units, integrated appliances, built in sink, space for standard size washing machine, tiled flooring.

Landing

Window to front aspect, airing cupboard, loft hatch, carpet flooring.

Bedroom 1

11' 2" x 9' 3" (3.40m x 2.82m)

Window to rear aspect, radiator, carpet flooring.

Bedroom 2

14' 10" x 9' 3" (4.52m x 2.82m)

Window to rear aspect, built in storage, radiator, cupboard, carpet flooring.

Bedroom 3

7' 9" x 6' 9" (2.36m x 2.06m)



Ground Floor



First Floor

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



welcome to
Mancroft Yew Tree Court,
Score Diss

- Detached Family Home
- Integrated Kitchen
- Open Plan Lounge & Dining Room
- Bathroom & Downstairs Cloakroom
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of
£280,000



view this property online williamhbrown.co.uk/Property/DSS111297



Property Ref:
DSS111297 - 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