



13 CLEMENTS CLOSE

SCOLE, DISS. IP21 4EG



Attractive three-bedroom detached bungalow set in the well-served and sought-after village of Scole offering comfortable single-storey living.

This beautifully presented detached three-bedroom bungalow has been tastefully updated throughout and is offered with no onward chain.

Step inside via the welcoming entrance hall, complete with two handy storage cupboards and doors leading to all rooms. The generous dual-aspect lounge/dining room is a standout feature, enjoying a red brick fireplace with gas coal-effect fire and sliding doors opening directly onto the rear garden. The stylish, modern kitchen has been fully refitted with a range of wall and base units, inset sink, eye-level oven, four-ring gas hob, and ample work surfaces, with a door providing further access to the garden. There are three well-proportioned double bedrooms, a contemporary refitted bathroom, and a separate cloakroom with WC and wash basin.

Outside, the property continues to impress. The front garden is mainly laid to lawn with a driveway providing off-road parking and access to the garage, which benefits from power, lighting, and a personal rear door. The private rear garden is also laid to lawn, with

well-stocked borders, a garden shed, and secure panel fencing.

This attractive home combines modern comfort with practical living, making it an ideal move-in-ready bungalow in a desirable village location.

LOCATION

The village of Scole has a local shop and restaurant/Public house. The market town of Diss, just a few minutes' drive away, offers a wider range of shops services and facilities and railway station with its main line railway link to London Liverpool Street and Norwich.

SERVICES

Gas central heating. Mains electricity, water and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band D



3



1



1



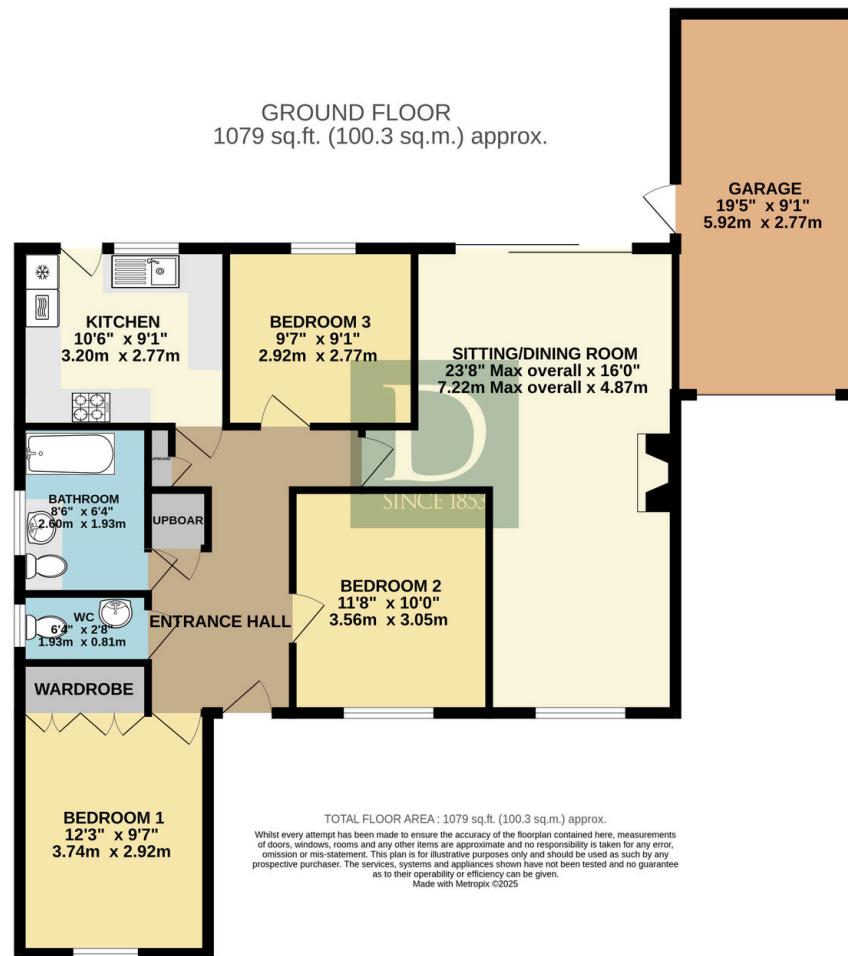
2 Miles



TBC



FLOOR PLAN



ENERGY PERFORMANCE

TBC

VIEWINGS

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly.

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : **01379 642233**

Email : **diss@durrants.com**

