



6 ST LEONARDS CLOSE

SCOLE, DISS, IP21 4DW



This superbly refurbished and extended detached home offers generous, versatile living space, complemented by breath taking views over the Waveney Valley to the rear.

Entering the property through the front door, you are welcomed into an entrance porch featuring two built-in double cupboards, one on either side, providing excellent storage. A further door leads into a spacious open-plan dining hall, which in turn flows into the main hallway with stairs rising to the first floor. From the hallway, doors lead to the ground floor bathroom, the main sitting room, and a second reception room, along with an open entrance into the stylish kitchen. The kitchen is well appointed with a wide range of wall- and floor-mounted units, complemented by extensive worktop surfaces. Appliances include an inset electric hob with extractor hood above and a split-level double oven. An opening from the kitchen leads through to the utility room, which provides additional units, built-in cupboards, and an inset sink with drainer. The second reception room is a generous size and offers flexibility of use, with potential to serve as a ground-floor bedroom if required. The large sitting room opens into the garden room, with doors leading out to the rear garden. Both rooms enjoy stunning,

far-reaching views across the Waveney Valley. Completing the ground floor is the modern bathroom, fitted with a contemporary three-piece suite and a shower over the bath.

To the first floor, there are four bedrooms. Two of the bedrooms are currently divided by a partition wall, which could easily be removed to create a larger third bedroom if desired. The second bedroom benefits from a walk-in wardrobe, while the principal bedroom also features a walk-in wardrobe along with a stylish, modern en-suite shower room. A further refitted shower room serves the remaining bedrooms.

To the front, the property offers a driveway providing off-road parking. A side gate gives access to the rear garden, which features a large paved terrace, a lawned area, and a workshop measuring 12' 1" x 8' 6", complete with power and lighting. At the bottom of the garden is a decked terrace and low fencing, perfectly positioned to take full advantage of the stunning open views across the Waveney Valley.



4



3



3



2.2
Miles



EPC





VIEW TO REAR



FLOOR PLAN

GROUND FLOOR
984 sq.ft. (91.5 sq.m.) approx.

1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 1764 sq.ft. (163.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 C

ENERGY PERFORMANCE

TBC

VIEWING

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.

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