



**Beech Close, Scole Diss IP21 4EH**

william  
h brown

## welcome to

### Beech Close, Scole Diss

Offered with no onward chain, this well-presented two-bedroom semi-detached bungalow in Scole features a spacious lounge, well-maintained kitchen, shower room, and two generous bedrooms. Outside boasts a beautifully kept rear garden with patio, driveway, and garage.

#### **Entrance Porch**

Window to front and side aspect, storage cupboard, brick tiled flooring.

#### **Entrance Hall**

Airing cupboard, radiator, carpet flooring.

#### **Lounge**

10' 9" x 17' 10" ( 3.28m x 5.44m )

Window to front and rear aspect, radiator, carpet flooring.

#### **Kitchen**

10' 8" x 8' 7" ( 3.25m x 2.62m )

Window to rear, radiator, wall and base units, tiled splash back, integrated appliances, extractor fan, space for washing machine, built in sink, door to rear.

#### **Bedroom 1**

11' 10" x 10' 8" ( 3.61m x 3.25m )

Window to front aspect, radiator, built in wardrobe, carpet flooring.

#### **Bedroom 2**

10' 9" x 9' ( 3.28m x 2.74m )

Window to rear aspect, radiator, carpet flooring.

#### **Shower Room**

Window to side aspect, radiator, w/c, wash basin, electric power shower, tiled walls.

#### **Loft Space**

Boiler in loft.

#### **Front Garden**

Turfed area, patio path leading up to front door.

#### **Rear Garden**

Large patio, turfed area, summer house, fenced for boundary, side gate access.

#### **Garage**

16' 10" x 8' 3" ( 5.13m x 2.51m )

Manual up and over door, power, concrete flooring, pitched roof.

#### **Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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)



welcome to  
**Beech Close,  
Scole Diss**

- OFFERED WITH NO ONWARD CHAIN
- Charming semi-detached bungalow
- Two double bedrooms
- Well maintained throughout
- Sought-after village location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£250,000**



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Property Ref:  
DSS111373 - 0003

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