



Beech Close, Scole - IP21 4EH



## Beech Close

Scole, Diss

This well-presented THREE BEDROOM LINK-DETACHED BUNGALOW offers comfortable and versatile accommodation, measuring almost 1,000 square feet internally (subject to measured survey). Situated on a GENEROUS CORNER PLOT of approximately 0.15 acres (STMS), the property is set within a quiet and popular village CUL-DE-SAC, ideal for those seeking a peaceful residential setting. The bright dual aspect sitting and dining room provides a welcoming space for relaxation and entertaining, while the separate kitchen and adjoining utility area offer practical solutions for modern living. Three ample bedrooms provide flexibility for family life, guests or home working, and are served by a well-appointed family bathroom. Additional benefits include OFF ROAD PARKING and a GARAGE, offering secure storage and further convenience. You will find gas fired central heating and double glazing. The bungalow benefits from excellent outdoor space with a very FAMILY FRIENDLY REAR GARDEN which is enclosed and laid to lawn providing plenty of space for all the family to enjoy as well as a newly installed storage shed.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Link-Detached Bungalow
- Almost 1000 SQFT Internally (stms)
- Generous Corner Plot Of 0.15 Acres (stms)
- Bright Dual Aspect Sitting/Dining Room
- Separate Kitchen 7 Utility Space
- Three Ample Bedrooms & Family Bathroom
- Off Road Parking & Garage
- Popular Village Cul-De-Sac Location

The property is located in the village of Scole, located approximately 2 miles outside of Diss, and close to direct routes to Ipswich and Norwich. Scole offers local amenities such as a shop, public house and bus routes. Supermarkets, restaurants, schools, a leisure centre, doctors, dentists and more can be found in the neighbouring town of Diss. The local park is a short walk from the property, with excellent transport links into Diss and the surrounding areas.



## SETTING THE SCENE

Approached at the end of the cul-de-sac there is driveway parking to the front as well as a generous lawn which has the potential to create further parking off road if required. The driveway leads to the single garage with the main entrance door also found to the front with a pathway leading from the roadside.

## THE GRAND TOUR

Entering the bungalow via the main entrance door to the front there is a spacious hallway with built in storage cupboard. The hallway leads to all further rooms. The first room to the left is the main sitting/dining room with a dual aspect to front and rear with sliding doors leading out to the rear garden. The kitchen adjacent provides a range of wall and base level units with rolled edge worktops over and space for various white goods. There is a door beyond leading to the rear porch/utility space with space for further white goods and a door into the garden. There are then three ample bedrooms to the far end of the hallway with the family bathroom between. The main bedroom is found to the rear overlooking the garden with double built in wardrobes. To the front are the further two bedrooms both of which would accommodate a double bed if required. The family bathroom is a modern fully tiled space with bath and rainfall shower over as well as w/c and hand wash basin.

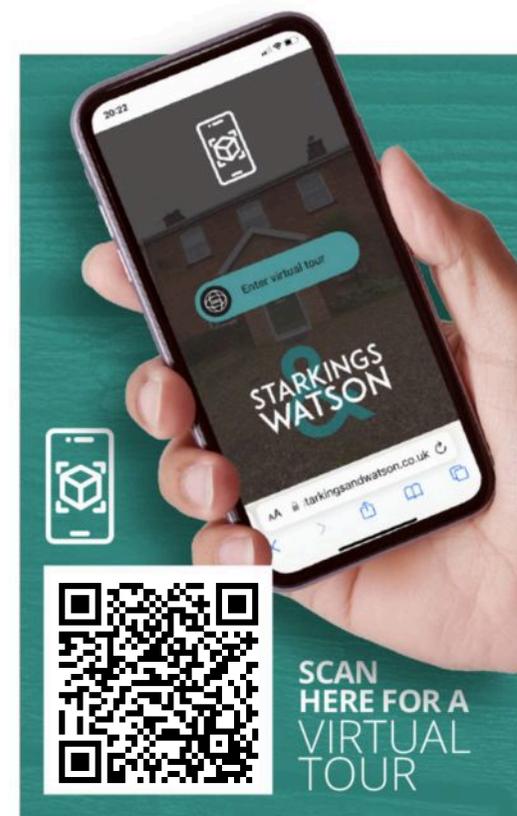
## FIND US

Postcode : IP21 4EH

What3Words : ///tuned.outpost.stitching

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



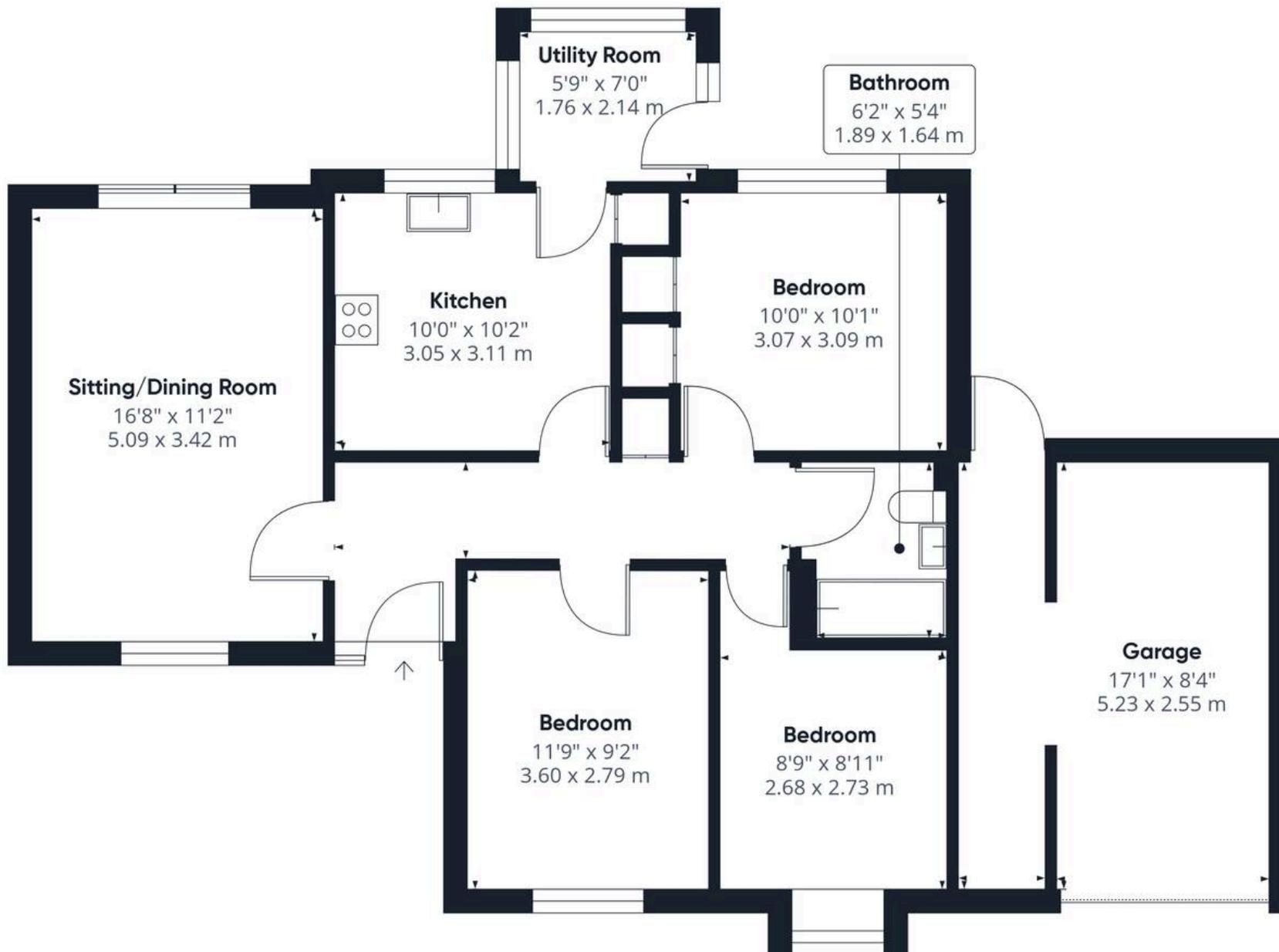




## THE GREAT OUTDOORS

The plot extends to a generous 0.15-acres (stms), the property offers well-balanced and versatile outdoor areas. To the front, a driveway provides convenient off-road parking, with scope to create additional parking if required. A single garage further enhances the practicality of the home, offering secure storage or potential workshop space. The westerly facing rear garden enjoys afternoon and evening sunshine. Mainly laid to lawn with a brand-new shed, it provides a spacious and flexible outdoor area ideal for family entertainment, relaxation, or for keen gardeners looking to make the most of the generous plot.





Approximate total area<sup>(1)</sup>

967 ft<sup>2</sup>  
90.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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