



**Clements Close, Scole Diss IP21 4EG**

**welcome to**

## **Clements Close, Scole Diss**

A well-maintained two-bedroom detached bungalow, offered with no onward chain, in a peaceful Scole location with driveway, garage and a lovely rear garden. The property offers a spacious lounge, kitchen with serving hatch, two generous bedrooms and a bathroom with shower cubicle.

### **Vendor's Comment**

"Mum and Dad always loved how Scole retained a village feel, you'd always get a smile or a hello. It had everything: a little store for the basics, a church, even a proper local pub. They could get the car serviced locally or mum could get hair done without going far.

It was peaceful, but still handy, with Diss just a few minutes away for the shops, the doctor, DIY stores or anything else. And if they fancied a bigger shop or a day out, Norwich was close enough too. The transport links made it easy for them to visit family or for us to come see them.

And the bungalow? Perfect for them: no stairs, easy to keep up, and just the right size. There was even a little park just around the corner for walking the family dog."

### **Entrance Hall**

Storage cupboard, radiator, loft hatch, parquet and carpet flooring.

### **Lounge**

19' 6" x 13' 3" ( 5.94m x 4.04m )

Sliding patio door to rear aspect, small obscure glazed window to side rear aspect.

### **Kitchen**

9' 9" x 9' ( 2.97m x 2.74m )

Window to rear aspect, wall and base units, space for white goods, boiler, tiled splash back, serving hatch.

### **Bedroom 1**

12' 4" Max x 13' 2" Max ( 3.76m Max x 4.01m Max )

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

### **Bedroom 2**

9' 11" x 9' 6" ( 3.02m x 2.90m )

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

### **Bathroom**

Privacy glazed window to side aspect, w/c, wash basin, radiator, shower cubical, tiled walls.

### **Rear Garden**

Turfed, large patio area, flower beds, garden sheds, fence panel for boundary.

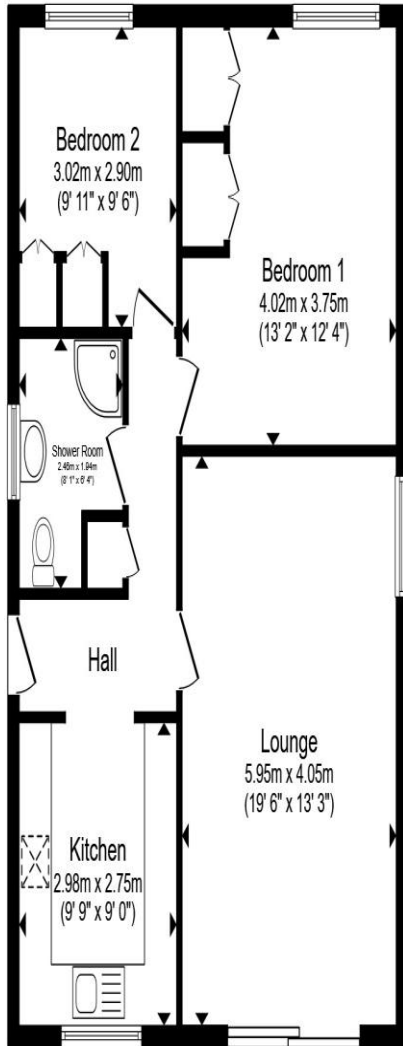
### **Garage**

19' x 8' 11" ( 5.79m x 2.72m )

Brick built with pitched tiled roof, concrete flooring, electric lights, electric garage door and side door to rear garden.

### **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



Total floor area 69.1 m<sup>2</sup> (744 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Clements Close,**  
**Scale Diss**

- OFFERED WITH NO ONWARD CHAIN
- Two-bedroom detached bungalow
- Well-maintained throughout
- Driveway and Garage
- Beautifully maintained rear garden

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

offers in the region of  
**£270,000**



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Property Ref:  
DSS109531 - 0005

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