

St Andrews Road, Scole, Diss IP21 4DU

Guide Price

£280,000 - £290,000

Whittley Parish

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- Guide Price £280,000 - £290,000
- Outstanding far reaching views over the Waveney Valley
- Upgraded & enhanced
- Beautifully presented throughout
- Landscaped southerly facing rear garden
- Garage & off-road parking
- Well served village with good amenities
- Replaced kitchen & bathroom
- EPC Rating E
- Councill Tax Band B

Situation
Found in a small close consisting of similar attractive properties, the bungalow is well situated set back from the road and entertaining a beautiful back drop with superior views over the Waveney Valley. Scole is a small and historic village having been bypassed a number of years ago and found three miles to the east of Diss. The village offers a beautiful assortment of many period and historic properties still retaining a niche infrastructure with good amenities by way of having village shop, public house, hotel, schooling, fine church and garage. The historic market town of Diss offers an extensive range of amenities and facilities alongside a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description
The property comprises a two bedroom detached bungalow originally built in the 1970s of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with the benefit of replacement sealed unit upvc double glazed windows and door. Heated by a modern gas fired central heating boiler via radiators. This desirable property is set back from the road, backing onto rural fields with superior views over the Waveney Valley. Over the last couple of years, the current vendors have significantly enhanced and upgraded the property throughout, and it's now presented in excellent decorative order. Particular highlights are the kitchen and bathroom, both recently replaced to a high specification and in excellent condition.













The pleasing layout places the main living spaces to the rear of the bungalow, where they enjoy views over and access to the southerly facing rear gardens. The reception room is light, bright and airy, featuring a newly installed log burner that creates a charming focal point. Beyond lies a rear conservatory extension, offering views over the gardens and fields beyond. The modern, well-equipped kitchen is of a high specification and was installed by Howdens, with the added benefit of a useful pantry cupboard to the side. The bathroom has also been upgraded within the last couple of years and is now a shower room with a modern, matching suite. Both bedrooms are located at the front of the property, with the principal bedroom being generously sized.

Externally, a tarmac driveway provides generous off-road parking and leads up to the single garage, complete with an electric roller door to the front and a personnel door to the side. The beautifully landscaped rear garden is perfect for entertaining, with a large patio abutting the property that's ideal for alfresco dining. This leads onto a lawned area enclosed by established borders, with a raised vegetable patch beyond. The open rear boundary backs onto rural fields offering superb, uninterrupted views over the Waveney Valley.

ENTRANCE HALL:

BEDROOM: - 2.26m x 2.95m (7'5" x 9'8")

BEDROOM: - 3.56m x 3.30m (11'8" x 10'10")

BATHROOM: - 2.49m x 1.91m (8'2" x 6'3")

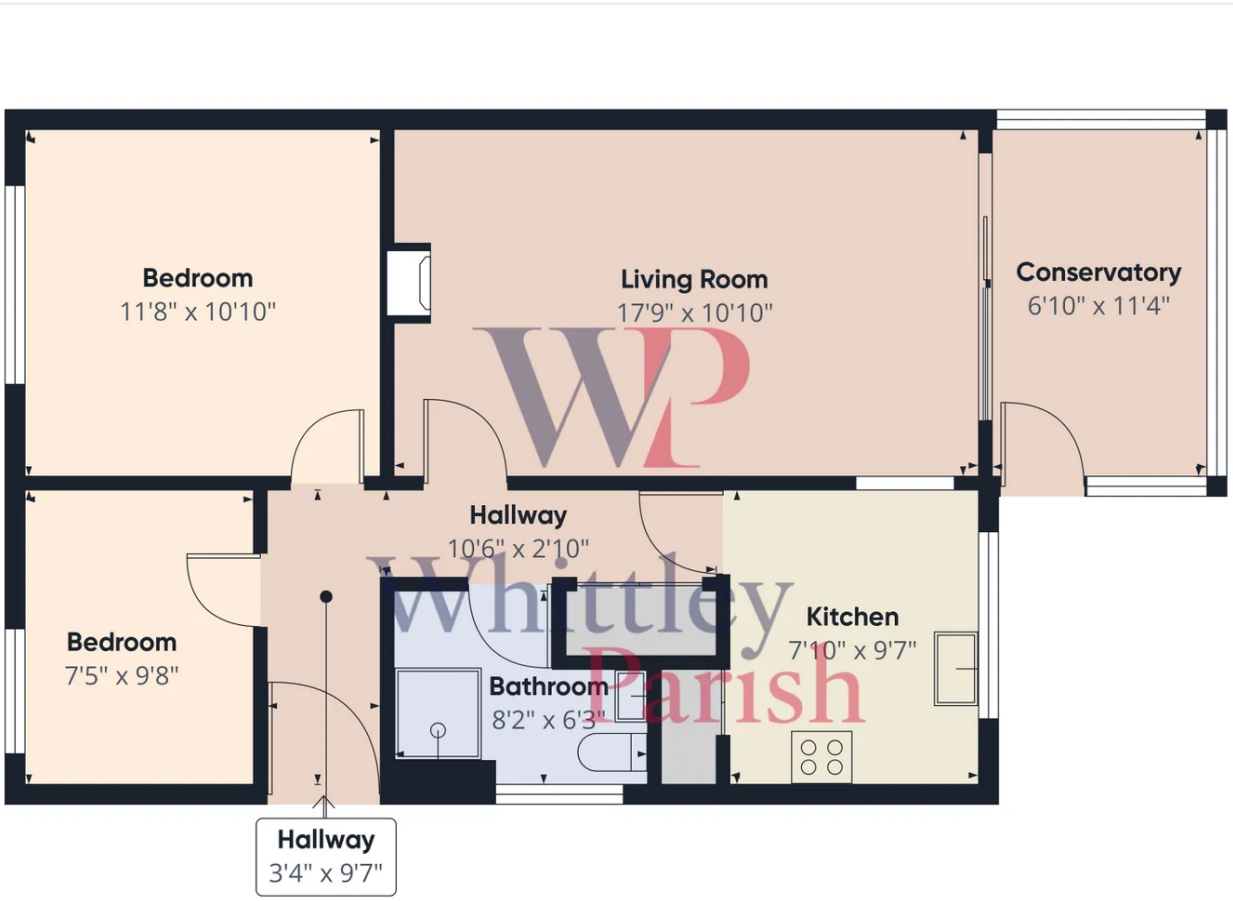
LIVING ROOM: - 5.41m x 3.30m (17'9" x 10'10")

CONSERVATORY: - 2.08m x 3.45m (6'10" x 11'4")

KITCHEN: - 2.39m x 2.92m (7'10" x 9'7")

BATHROOM: - 2.49m x 1.91m (8'2" x 6'3")

SERVICES:
Drainage - mains
Heating - gas
EPC Rating E
Council Tax Band B
Tenure - freehold



Approximate total area[1]

677 ft²

(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







Viewing Arrangements

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