



Diss Road, Scole - IP21 4DN



Diss Road

Scole, Diss

A RARE OPPORTUNITY to acquire this CHARMING TWO BEDROOM PRE-GEORGIAN GRADE II LISTED MID TERRACE HOUSE, beautifully positioned in the heart of a SOUGHT-AFTER VILLAGE of SCOLE. This characterful home boasts a STUNNING SITTING ROOM with TRADITIONAL FEATURES, including a HIGH CEILING and a striking INGLENOOK FIREPLACE (perfect for cosy evenings), creating a warm and inviting atmosphere. The SEPARATE KITCHEN AND DINING AREA provides a practical and sociable space for family meals and entertaining, with plenty of room for culinary creativity. Upstairs, TWO GENEROUS DOUBLE BEDROOMS offer peaceful retreats, while the VERSATILE LOFT ROOM is ideal as a HOME OFFICE, STUDIO, or occasional guest space. The property further benefits from a ground floor bathroom as well as an EXTERNAL UTILITY ROOM and a CELLAR (providing ample storage and laundry facilities). This delightful home is perfectly situated within WALKING DISTANCE TO THE VILLAGE PRIMARY SCHOOL and a range of LOCAL AMENITIES, making it an ideal choice for families or professionals.

Excellent TRANSPORT LINKS are available with the nearby A140 and Diss railway station, ensuring easy access to Norwich, Ipswich, and beyond. To the rear you will also find an attractive courtyard style rear garden providing the ideal spot for outside dining and entertaining.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Pre Georgian Grade II Listed Mid Terrace House
- Stunning Sitting Room With Traditional Features, High Ceiling & Inglenook Fireplace
- Separate Kitchen And Dining Area
- Two Double Bedrooms With Loft Room Ideal As Office
- External Utility Room & Cellar
- Courtyard Gardens Ideal For Outside Dining
- Popular Village Setting Within Walking Distance To Primary School And Local Amenities
- Close to A140 & Diss For Transport Links



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

The house can be approached using the Diss road in the heart of the village of Scole with the main entrance door into the entrance hallway. Parking can be found on road only to the front.

THE GRAND TOUR

Entering the cottage via the main entrance door to the front you will find a welcoming entrance with stairs ahead to the first floor landing as well as door leading down to the excellent cellar with plenty of scope for storage. A door leads into the main sitting room with attractive period features including high ceilings, exposed beams, brickwork and an inglenook fireplace with inset woodburner. There is a door leading into the dining area with comfortable space for a table and a step up to the kitchen area. The kitchen offers a range of fitted units with rolled edge worktops over as well as electric oven and gas hob over as well as space for further white goods. A door leads through to the bathroom with another door leading out to the rear garden. The modern bathroom offers a walk in shower, w/c and hand wash basin.

Heading up to the first floor landing there are two double bedrooms as well as a ladder staircase to the attic room. The main bedroom provides fitted storage cupboard and inglenook fireplace as well as timber beams. The attic room provides much needed extra storage space or a useful study area depending on preference.

FIND US

Postcode : IP21 4DN

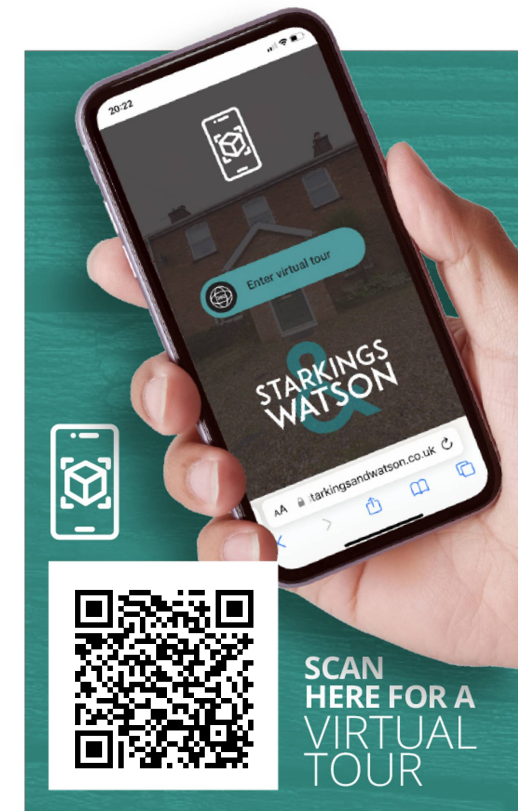
What3Words : ///twilight.spaceship.pilots

VIRTUAL TOUR

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

AGENTS NOTES

The cottage is grade II listed.







THE GREAT OUTDOORS

Stepping through the rear door via the kitchen, you will find yourself in a small courtyard, An Ideal spot for potted plants and a bistro set for alfresco dining. With external lighting, this area could be used day or night and offers access into the external utility space with space for white goods. The garden also benefits from a bisected access across the neighbours garden meaning you have direct access without coming through the house if needed.





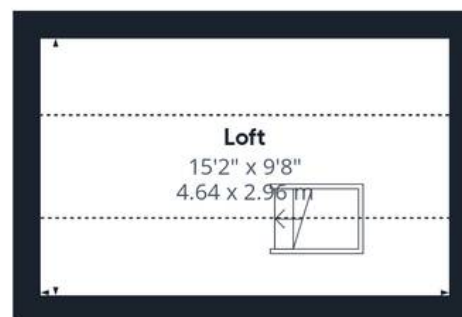
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1

Approximate total area⁽¹⁾

912 ft²

84.7 m²

Reduced headroom

78 ft²

7.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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