



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



**william  
h brown**

**welcome to**

## **Clements Close, Scole Diss**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** This 2 bedroom detached bungalow featuring a spacious lounge diner, kitchen with separate utility, two double bedrooms, family bathroom and enclosed garden. Including double garage with ample off road parking.

### **Lounge**

14' x 15' 7" ( 4.27m x 4.75m )

Carpet floor, Electric fireplace, radiator, double glazing sliding door to the rear aspect of the room leading to the rear garden.

### **Dining Room**

12' 4" x 9' 8" ( 3.76m x 2.95m )

Carpet floor, free flowing into the lounge, double glazed window to rear aspect.

### **Kitchen**

12' 2" x 9' 7" ( 3.71m x 2.92m )

Wall and base cupboards, radiator, extractor fan, double glazing window to rear aspect, tiled flooring.

### **Utility Room**

6' 9" x 9' 3" ( 2.06m x 2.82m )

tiled flooring throughout the room, wall and base cupboards, built in wash basin, single door to the double garage.

### **Conservatory**

9' 8" x 7' 9" ( 2.95m x 2.36m )

Laminate flooring throughout the conservatory, double glazing windows to the rear aspect.

### **Bedroom 1**

10' 1" x 16' 8" ( 3.07m x 5.08m )

Double glazed window to the front aspect of the property, radiator.

### **En Suite**

Tiled flooring throughout with tiled walls, Single shower cubical, wash basin, W/C, radiator, double glazing window to the front aspect.

### **Bedroom 2**

13' 3" x 9' 8" ( 4.04m x 2.95m )

Double glazed window to the front aspect of the property.

### **Bathroom**

Tiled walls and flooring throughout, hand wash basin, W/C, double glazed window to side aspect of the property, radiator.

### **Outside**

Spacious driveway offering space for 2-3 cars with some spacious enclosed garden area to the front wrapping around the side of the property. The rear garden offers a brickweave patio and a large turfed area also.

### **Garage**

Concrete flooring, access to the boiler, pitched roof, electric garage door.

### **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.



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**  
**Clements Close,**  
**Score Diss**

- 2 Bedroom Detached Bungalow
- **\*\*NO ONWARD CHAIN\*\***
- Spacious Rear Garden
- Corner Plot
- Off road parking and Double Garage

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

offers in the region of  
**£325,000**



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Property Ref:  
DSS111334 - 0012

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