



St. Leonards Close, Scole Diss IP21 4DW

welcome to

St. Leonards Close, Scole Diss

A three-bedroom semi-detached house in the sought-after village of Scole, offering an excellent opportunity for renovation close to local amenities. The property features a spacious lounge, kitchen, conservatory, three bedrooms, a family bathroom, a turfed rear garden, driveway and garage.

Entrance Hall

Tiled flooring.

Lounge

17' 11" x 11' 11" (5.46m x 3.63m)

Window to rear aspect, sliding door to conservatory, radiator, carpet flooring.

Kitchen

19' 5" Max x 6' 9" (5.92m Max x 2.06m)

Window to front aspect, wall and base units, built in sink, tiled backing, tiled flooring.

Conservatory

14' 3" x 7' 6" (4.34m x 2.29m)

Window to side and rear aspect, radiator.

Landing

Radiator, loft hatch, carpet flooring.

Bedroom 1

15' 1" Max x 7' 8" Max (4.60m Max x 2.34m Max)

Window to rear aspect, radiator, cupboard with water tank, laminate flooring.

Bedroom 2

9' 11" x 11' 11" Max (3.02m x 3.63m Max)

Window to rear aspect, storage cupboard, radiator, laminate flooring.

Bedroom 3

8' 4" x 7' 8" (2.54m x 2.34m)

Window to front aspect, radiator, storage cupboard, carpet flooring.

Bathroom

Window to front aspect, w/c, walk in shower, heated towel rail, wash basin, laminate flooring.

Rear Garden

Turfed, fence for boundary, patio path for side access.

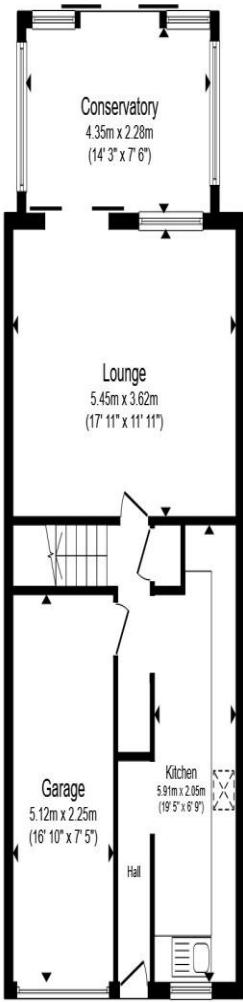
Parking

Driveway for off road parking.

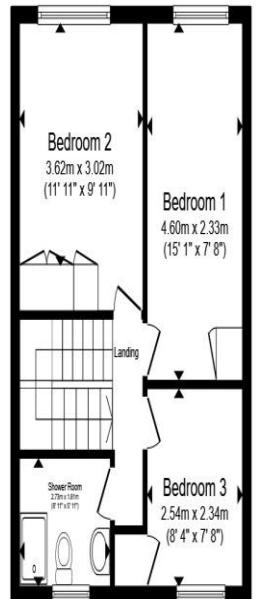
Garage

16' 10" x 7' 5" (5.13m x 2.26m)

Manual up and over door, electric, concrete flooring.



Ground Floor



First Floor

Total floor area 104.8 m² (1,128 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



welcome to
St. Leonards Close,
Scole Diss

- Auction Date - 10th March 2026
- Three-bedroom semi-detached house
- Excellent renovation opportunity
- Driveway for off road parking
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£180,000



view this property online williamhbrown.co.uk/Property/DSS111491



Property Ref:
DSS111491 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk