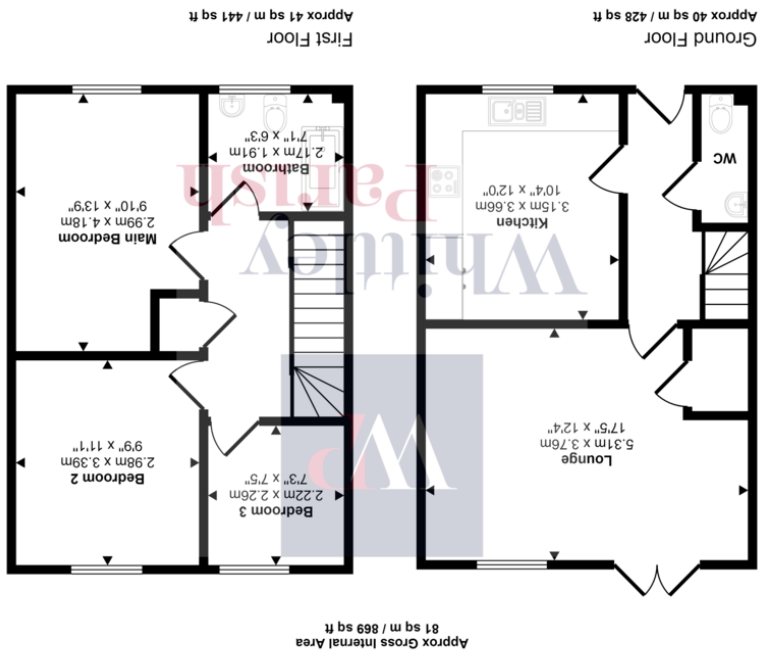




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Hideo Snappy 360.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

01379 640808
sales@whittleyparish.com

IP22 4JZ
Diss Norfolk

4/6 Market Hill

Contact Details

Strictly by appointment

Viewing Arrangements



Kings Close, Scole, Diss, IP21 4FZ

Guide Price £290,000 - £310,000

No onward chain - Constructed in 2020 this three bedroom semi detached home is located on a small development in the desirable village of Scole. Being a modern build the home has an excellent energy efficiency rating of B which will certainly appeal to anyone concerned with the rising energy costs.

- No onward chain
- Small development of 18 homes
- Integrated Neff appliances
- Freehold
- Built in 2021
- Underfloor heating to ground floor
- Council Tax Band C
- Energy Efficiency Rating B.



Property Description

Situation

Located on a small development of 18 homes built in 2020 this property lies only a short walk away from the village centre and the beautiful walking routes through the Waveney Valley. Scole still retains a strong and active local community offering a good range of amenities including local shop/convenience store, hotel/restaurant, public house, fine church and schooling. Lying some 3 miles to the east of Diss there are a more extensive and diverse range of amenities and facilities alongside the benefit of a main line railway station with regular/direct services to London Liverpool Street and Norwich.

Description

A modern three bedroom semi detached property with really well proportioned rooms. The entrance hallway is a focal point providing access to all downstairs accommodation which includes the kitchen/diner, lounge, downstairs WC and the stairs which lead to the first floor. The first floor is home to all three bedrooms with two of them being good size doubles and the third being a generous single, you will also find the family bathroom. The property as you would expect has modern fittings throughout which includes a fully fitted kitchen that comes with integrated Neff appliances (fridge-freezer, dishwasher, oven/grill and induction hob with an extractor over and washing machine). This home also benefits from the remaining residual Premier Guarantee Warranty.

Externally

The property is located on a development of just 18 homes and sits on the cusp of the village centre. To the front you have a driveway which runs down the side of the property, this provides off road parking for two vehicles in single file. There is also a pedestrian gate which provides access to the garden, the garden is mainly laid to lawn with partial areas being shingle, bark and patio.

The rooms are as follows

ENTRANCE HALL: Entry via UPVC door, access to all rooms, stairs rising to first floor, wood style flooring

KITCHEN/DINER: 10' 4" x 12' 0" (3.15m x 3.66m) A spacious kitchen with room for a dining table, window to front elevation. This kitchen is in excellent condition and has been extremely well looked after by the current owners. Integrated Neff appliances, a range of floor and wall mounted units, roll edge worksurfaces, and matching upstands, stainless steel sink and drainer, wood style flooring, cupboard housing the wall mounted gas fired boiler.

WC: Wood style flooring, low level WC, wash hand basin with mixer tap and tile splashback, storage cupboard under.

LOUNGE: 17' 5" x 12' 4" (5.31m x 3.76m) Storage cupboard, underfloor heating, windows and UPVC French doors providing views over and giving access to the rear garden.

LANDING: A good size landing space with a storage cupboard and doors:

MAIN BEDROOM: 9' 10" x 13' 9" (3m x 4.19m) A good size double with plenty of space for wardrobes and a window to the front elevation.

BEDROOM TWO: 9' 9" x 11' 1" (2.97m x 3.38m) A good size double bedroom with a window to the rear elevation.

BEDROOM THREE: 7' 3" x 7' 5" (2.21m x 2.26m) A generous size single bedroom with a window to the rear elevation.

BATHROOM: 7' 1" x 6' 3" (2.16m x 1.91m) A modern and stylish bathroom suite with tile floor and walls, panel bath with shower over and shower screen, extractor, low level WC, wash hand basin with mixer tap and storage drawer underneath, opaque window to front elevation.

OUR REF: 8191

