



## Scole Road, Brockdish, Diss, IP21 4JL

**Guide Price £240,000 - £250,000**

Set upon a large plot in the regions of 0.12 acres (sts) this substantial and spacious three bedroom house occupies a pleasing position with a beautiful rural outlook. Being sold with no onward chain.

- Being sold with no onward chain
- Rural outlook
- Approx 817 sq ft
- 0.12 acre plot size (sts)
- Sought after village
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D.



## Property Description

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### Situation

Well located within the village of Brockdish, the property enjoys a pleasing position set back from the road upon an elevated plot taking far reaching views to the south over the Waveney Valley. Over the years the village has proven to have been a popular and sought after location offering an attractive assortment of many period and modern properties whilst still retaining a strong and active local community with the benefit of a well regarded public house, fine church and regular transport links to Diss and Harleston. A more extensive range of facilities can be found within the market town of Diss lying six miles to the east with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich. Additionally Harleston is within close proximity lying three miles to the north east offering a good range of amenities and facilities.

### Description

The property comprises a three bedroom semi-detached house having thought to have been built in the late 1930's and of traditional construction with replacement sealed unit upvc double glazed windows and doors and heated by a gas fired back boiler to radiators. The property is in need of modernisation however creates a blank canvas for any oncoming purchaser to add value. Internally the property offers spacious and well laid out accommodation in the regions of 800 sq ft. Additionally the property was re-roofed some 15 or so years ago, has had cavity wall insulation and is connected to mains drainage and mains gas.

### Externally

The property is set back from the road approached via a long driveway giving extensive off-road parking for a number of cars running adjacent to an area of lawn. With side access the main gardens are found and again are of a generous size being predominantly laid to lawn, with a timber garage on first approach and greenhouse beyond.

The rooms are as follows

**ENTRANCE HALL:** Access via upvc double glazed frosted door to front. Stairs rising to first floor level. Four panel internal doors giving access through to the reception room.

**RECEPTION ROOM:** 12' 6" x 15' 3" (3.81m x 4.65m) Flooded by plenty of natural light due to a southerly aspect enjoying a leafy green outlook. Fireplace to side.

**KITCHEN/DINER:** 8' 7" x 14' 0" (2.62m x 4.27m) Views over the rear gardens. The kitchen offers a good range of wall and floor unit cupboard space with roll top work surfaces and oak fronted units. Space for white goods, free standing cooker with extractor above, inset one and a half bowl sink with drainer and mixer tap. Built-in pantry cupboard to side.

**INNER HALL:** Giving access to the WC and bathroom. Door to side giving external access.

**BATHROOM:** 5' 9" x 6' 0" (1.75m x 1.83m) Now converted to a shower room with tiled shower cubicle and wash hand basin.

**WC:** 5' 9" x 2' 11" (1.75m x 0.89m) With frosted window to side and solely comprising of a low level wc.

**FIRST FLOOR LEVEL: LANDING:** With original four panel pine internal doors giving access to the three bedrooms. Access to loft space above. Window to side.

**BEDROOM ONE:** 9' 5" x 15' 4" (2.87m x 4.67m) Enjoying elevated views towards the Waveney Valley. A spacious principal bedroom with built-in storage cupboard over stairs and original fireplace to side.

**BEDROOM TWO:** 11' 9" x 6' 10" (3.58m x 2.08m) Having elevated views over the rear gardens. A double bedroom. Built-in storage cupboard to side housing the hot water cylinder.

**BEDROOM THREE:** 8' 8" x 9' 2" (2.64m x 2.79m) Although the smaller of the three rooms still able to cater for a double bed if required.

#### SERVICES

Drainage - Mains

Heating type - Mains gas

EPC rating - D

Council Tax Band - B

Tenure - Freehold

**OUR REF:** 8368



# Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for 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.

