



Village Living  
Scole, Diss, Norfolk | IP21 4ED

FINE & COUNTRY

# WELCOME



This is a spacious detached village home in chalet style with sizeable accommodation. There are five bedrooms, two of which are downstairs and two of which are huge in proportions. The five reception rooms include a sitting room, dining room, conservatory, office and breakfast room. The kitchen is splendid and the gardens very pleasant with a beautiful Koi pond running along one side of the property. The beautiful Norfolk countryside is on your doorstep.



GTPG





- Spacious Detached Home
- Sizeable Accommodation
- Ground and First Floor Bedrooms
- Excellent Sitting Room
- Large Reception Hall
- Study/Work From Home Space and Garden Room
- Fitted Kitchen Breakfast Room
- Two Bathrooms
- Lovely Gardens With Koi Pond, Grounds in total of Around a third of an acre (stms)
- Off Road Parking, Double Garage and Useful Outbuildings

'The property dates to the mid-20th century. We liked this house because of the transport network. It is a lovely family orientated house and is very spacious.'

There is a good-sized kitchen with plenty of storage units and access to the breakfast area which is roomy with additional cupboards. This whole area leads seamlessly into the next so that the kitchen, conservatory and breakfast room are all linked and all have wonderful Karndean flooring throughout and access to the gardens.

There is a shower room and two separate cloakrooms downstairs as well as a utility area. The décor is beautifully finished throughout and has been planned with care and attention. The sitting room is stylish, with dual aspect views from the large windows which make it so bright, light and airy. There is also a dining room with access to the side gardens. Because the layout offers flexibility there are so many decisions to make about how you would designate rooms to meet your needs.

The hallway is a spacious room in its own right and has a sitting area and a wood burning stove. There are two comfortable bedrooms downstairs, one having double doors into the gardens. The French doors downstairs add gravitas and style.

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











The stairs rise from the hall to the first-floor landing. There are two huge bedrooms and a third one currently used as a large dressing area. The large family bathroom sports a bath and a shower as well as dual hand basins.

There is also a bonus laundry room which includes storage. The first floor has been decorated and designed to create a wow factor and once again the attention to detail is stunning. 'We recently installed a zoned heating system for upstairs, downstairs and the outbuilding. It is so energy conscious.'

Space, space and more space. Enjoy! 'Our favourite spot indoors is the conservatory because you can open the French doors and enjoy the garden sights and sounds and it's great for reading too.'



#### Exploring the Plot

The gravelled driveway leads to feature black metal gates which in turn give you access to the inner parking turning circle and double garage.

There are further outbuildings acting as workshops and storage areas or for parking. Low level brick walls mark the front boundaries, and the established trees make the plot very private. The front lawn area also sports a beautiful archway and topiary style hedging.

The rear lawn gardens wrap around the back and sides. There is good screening making it unoverlooked. The Koi pond is flanked by a pergola which runs along the side of the house and there is also an arch walkway.

There are several patio areas, a gazebo and a small BBQ site. The garden has zones for relaxation, rest and play.

'Some of the notable trees and shrubs are various long box hedges, poppies, honeysuckle and jasmine and my favourite, some red-hot poker. There are leylandii and holly trees amongst others that contribute to making this plot so very private.'

'Wildlife and visitors to the garden include Muntjac deer, robins and hedgehogs. Our favourite garden pastimes are reading and snacking under the gazebo. The patio is a great for entertaining.'











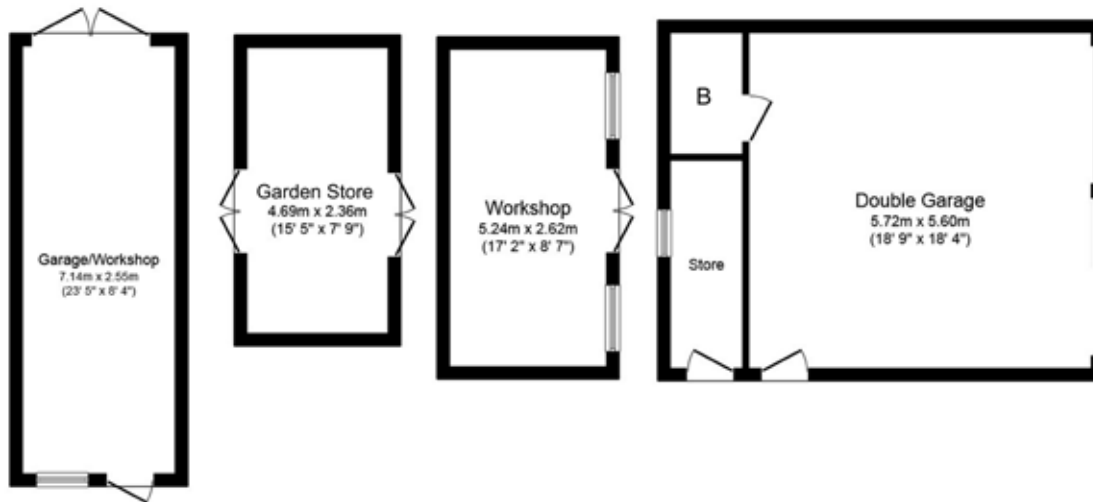








Property - DIS4261  
 Approx. Internal Floor Area of Garages & Stores - 890 Sq ft / 82.7 Sqm



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# STEP OUTSIDE

## In the Area

Scole is a Norfolk village. There is good access by road to nearby Diss, Eye and Harleston for shopping and sports and arts events and activities, but you are also close to Beccles and Bungay. The East Anglian costal resorts are a short drive away.

‘What we enjoy about Scole is it’s a lovely peaceful village.’ Scole has a primary school, and the high school is in Diss.’ There is a church, community centre, pre-nursery school, corner shop, The Scole Inn, an old coaching in from 1600’s. There is also another pub at other end of village. ‘

There are many countryside walks and cycle routes in the area. You will experience the sights and sounds of the countryside in this setting.

Diss is the local mainline train station which connects Norwich with Ipswich with London.

## Agents Notes

Tenure: Freehold

Local Authority: South Norfolk District Council – Band D

Services: Mains Electricity, Water & Drainage, OFCH, Solar Panels.

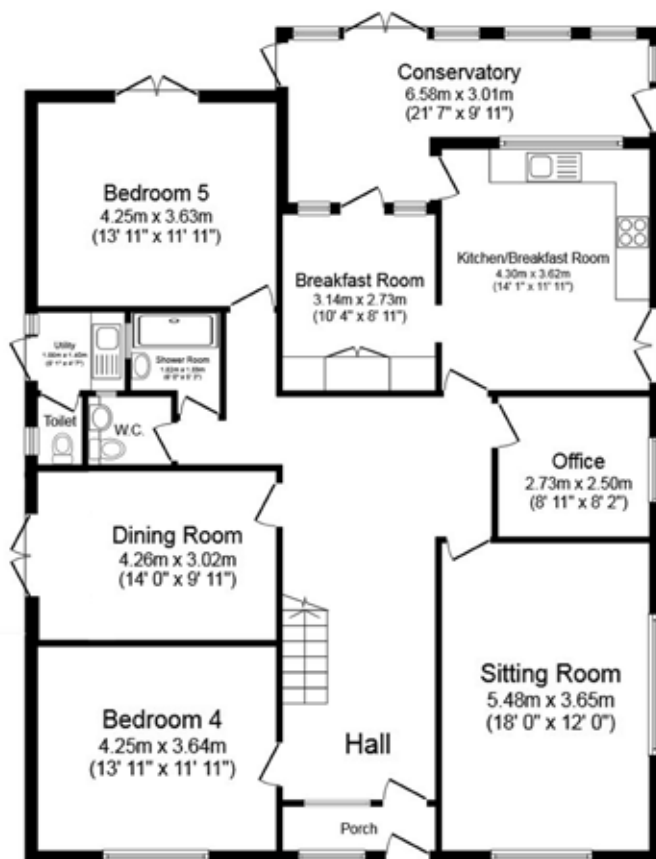
Directions: Proceed from the Fine and Country Diss office along Victoria Road and continue out of Diss. At the A140 roundabout take the second exit and continue into Scole. At the T junction take a left hand turn and follow the road up the hill. The property will be found next to the village primary school.

What 3 Words Location - “pasting, tensions, frostbite”



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(39-54)	E	70
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property - DIS4261  
Approx. Internal Floor Area - 2819 Sq ft / 261.9 Sqm



Ground Floor



First Floor

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