



Waterloo Lane, Scole, Diss, IP21 4DJ

Guide Price £550,000 - £575,000

Enjoying a tranquil position on the outskirts of the village, this three bedroom detached bungalow is well presented throughout benefitting from a double garage, conservatory and southerly facing rear gardens.

- Double garage
- Private & secluded
- Southerly facing rear gardens
- Freehold
- Conservatory
- Utility room
- Council Tax Band C
- Energy Efficiency Rating C.



Property Description

Situation

The property enjoys a pleasing position upon a tranquil road on the outskirts of the village. Scole is a small historic village having been by-passed a number of years ago and found just three miles to the east of Diss. The village still retains a strong and active local community with a good array of amenities and facilities by way of having a village shop/convenience store, public house/hotel, schooling, fine church and garage. The thriving market town of Diss is situated to the west and offers an extensive range of many day to day amenities and facilities with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a three bedroom detached bungalow built in 1966 of traditional brick and block cavity wall construction under a pitched interlocking tiled roof with the benefit of replacement upvc double glazed windows and doors, whilst being heated by a gas fired central heating boiler via radiators. Offering light and spacious accommodation in the regions of 1,600 sq ft.

Externally

The property is set upon a tranquil no-through lane being approached via a brick weave driveway giving off-road parking for multiple vehicles leading to the double garage (measuring 17' 8" x 22' 9" (5.41m x 6.94m) and carport to side. The main gardens lie to the rear and are of a most generous size with beautifully crafted pond, two workshops, whilst all being enclosed by panel fencing.

The rooms are as follows:

ENTRANCE HALL: 14' 0" x 10' 6" (4.29m x 3.22m) Being a spacious hallway giving access to reception room, kitchen, three bedrooms and bathroom. Storage cupboard to side.

RECEPTION ROOM: 14' 6" x 23' 10" (4.42m x 7.27m) With windows to side and rear being a large reception room with space for dining area, giving access to conservatory.

KITCHEN: 11' 6" x 10' 5" (3.51m x 3.20m) With window to front, the kitchen offers a good range of wall and floor units, work surfaces, breakfast bar, four ring electric hob with extractor above, Neff oven, one and a half bowl stainless steel sink with drainer and mixer tap, access to utility room.

UTILITY: 8' 6" x 11' 7" (2.60m x 3.54m) With window to side having stainless steel sink with drainer and mixer tap, plumbing for washing machine, wall and floor units, work surfaces. Access to wc and external door to rear gardens. Water softener.

WC: 2' 4" x 4' 11" (0.72m x 1.50m) Comprising low level wc.

BEDROOM ONE: 11' 3" x 11' 0" (3.45m x 3.36m) With window to rear being a large double bedroom having built-in wardrobes and views over the rear gardens.

BEDROOM TWO: 8' 1" x 11' 0" (2.48m x 3.36m) With window to rear having built-in wardrobes and overlooking the rear gardens.

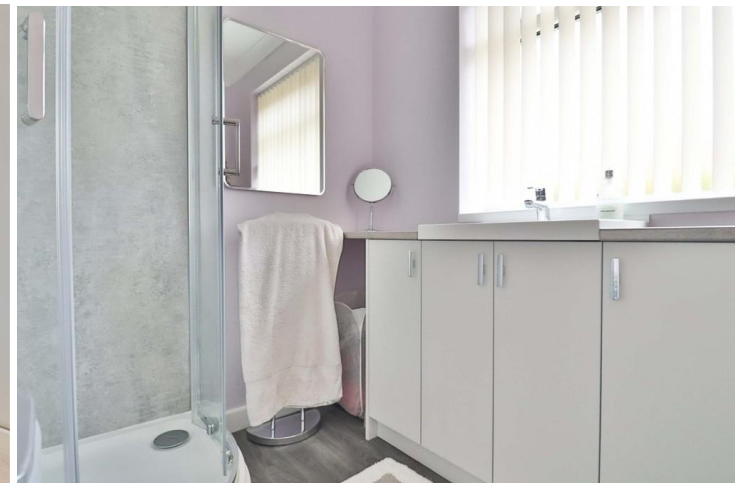
BEDROOM THREE: 8' 4" x 8' 8" (2.55m x 2.65m) With window to front lending itself for potential office space. Two built-in cupboards to side.

BATHROOM: 7' 3" x 5' 6" (2.21m x 1.69m) With window to front comprising shower cubicle, low level wc and hand wash basin over vanity unit.

CONSERVATORY: 12' 11" x 7' 10" (3.95m x 2.40m) Found to the rear of the property being a brick base upvc double glazed conservatory having views and access onto the rear gardens.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 8142



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

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

GROUND FLOOR
1636 sq.ft. (152.0 sq.m.) approx.



TOTAL FLOOR AREA: 1636 sq.ft. (152.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepro 02022

