



'Immaculately Presented Home'  
Scole, Diss, Norfolk | IP21 4DN



# WELCOME



A beautifully presented two-bedroom character property conveniently located only a stone's throw from the amenities and rail connections of Diss, yet within a peaceful village location. The cottage features a spacious kitchen dining area, a generous living room and a wonderful summer house/guest accommodation complete with a kitchenette and WC. This stunning turn-key home has been meticulously maintained and is offered with no chain









- A beautiful two bed Character Property
- Finished to an exceptional standard throughout
- A large and social bespoke kitchen dining area
- A generous living room with wood burner
- Well-kept garden with a suntrap patio area
- A beautiful summer house/guest suite with kitchenette and WC
- A quiet village location
- A short drive from the train links and amenities of Diss
- Two allocated parking spaces.

Throughout this charming property you can observe the care and attention that has been spent creating a warm and welcoming environment. From the beautifully maintained interior to the manicured outdoor spaces, it is clear that this is a beloved and cherished home.

The chosen colour scheme and bright, stylish décor are present throughout the entire house. Attractive custom-made shutters have been installed throughout the property, replacing any curtains or fabric window treatments with a stylish and energy efficient alternative.

There is oak flooring throughout the ground floor, except for the kitchen and conservatory, which are both tastefully tiled.

The sitting room is spacious with bright décor and a cosy wood burning stove which creates a lovely focal point. The wood burner sits within an exposed brick fireplace which enhances the character of the room. Tongue and groove fitted cabinets have been thoughtfully installed into recess spaces to create practical storage solutions. The kitchen/dining room, although distinct rooms in their own right, have been left open with only a casual room divide. This set up presents an ideal area for entertaining and transforms dining and meal preparation into shared and convivial occasions.

A range of kitchen units align with the cottage décor and attractive granite worktops crown the base units, providing ample space for meal preparation.



\* 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 units have been thoughtfully designed, featuring cabinets strategically designed to optimise challenging corner spaces, cleverly harnessing their storage capacity.

The kitchen boasts a ceramic Butler sink with pull-out mixer tap, a built-in dishwasher and a double Rangemaster oven. An informal seating area has been created for bar stools which further enriches the communal ambiance of the space and offers a convenient area to enjoy your morning cereal. Exposed woodwork and patterned splashback tiles are noteworthy features. A double window overlooks the pretty south-facing garden and floods the room with plenty of natural light.

There is a useful pantry that serves as a valuable storage asset, providing a dedicated space away from the main kitchen to stock groceries, kitchen supplies and other essentials.

Adjacent to the kitchen, a utility room further maximises the property's storage capabilities with plumbing for a washing machine and space for a drier. A useful downstairs shower room, cohesively tiled to match the utility room splashbacks, adjoins the utility room.

The ground-floor has been expanded by the addition of a conservatory - a versatile space that remains functional throughout every season and currently serves as a TV room. Double doors from this room provide easy access to the pretty garden patio. The current vendor has installed a range of electric blinds in the conservatory, which further improves the usability of the room.

The first floor of this immaculate home provides access to two double bedrooms, both with fitted double sliding wardrobes. There is a stylish family bathroom on this level which the current owner has recently updated with the addition of a new suite that includes a luxurious, freestanding roll-top bath. This room has been partially tiled with striking mosaic style tiles.

To the opposite end of the landing is a useful cloakroom. The property is situated in a quiet cul-de-sac and offers designated parking for two cars. Should there be a requirement for additional parking, the large front garden is currently laid to lawn and lends itself easily to conversion to a parking area, subject to the necessary planning permission.

The back garden is mostly laid to lawn, with a deep patio area affording plenty of space for garden furniture and a tall fence to the periphery, making it safe for children and pets. A lovely summer house/guest room has been added at the end of the garden, and two sheds offer practical storage for garden equipment.

The summer house is a wonderful addition, and particularly useful for visiting guests or teenagers requiring space of their own. Fitted with full electrics, a WC, a kitchenette and hot water it is relatively self-contained and offers plenty of space to accommodate a double bed and small lounge area.

The village of Scole is located on the River Waveney border with Suffolk, approximately 19 miles south of Norwich.















# STEP OUTSIDE

The village is equidistant from the Suffolk towns of Ipswich and Bury St Edmunds (both approximately 20 miles). Scole benefits from good local amenities including a well-equipped general store, a pub, a country inn with restaurant, which the current vendor says is “great for a carvery.” There is also a primary school approximately 10 minutes’ walk from the property.

For a wider range of facilities, the market town of Diss is located only 3 miles away. Diss is renowned for its bustling town centre, which enjoys a range of shops, eateries, and traditional markets. The market square, with its historic Corn Hall, serves as a focal point for local events and exhibitions.

Diss is also served by a selection of supermarkets, schools, and a mainline railway station with direct services into London Liverpool Street journey time approximately 90 minutes.

Agents Notes

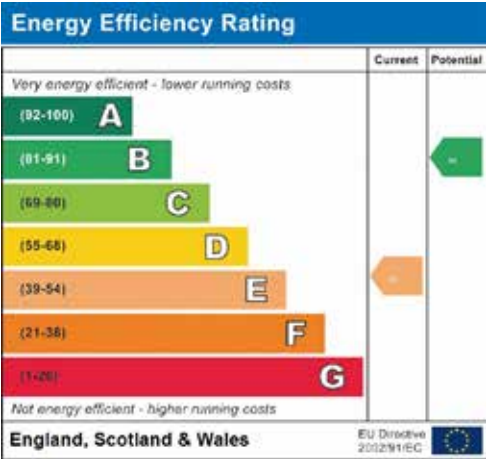
Tenure: Freehold

Local Authority: South Norfolk District Council – Band C

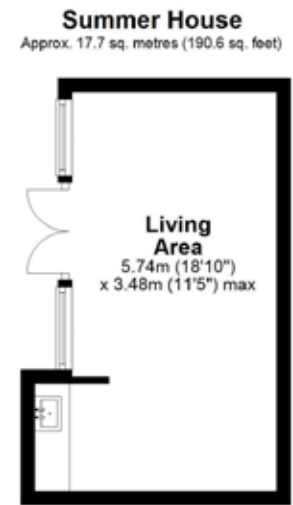
Services: Mains Electricity, Water, Gas and Drainage – Gas Fired Central Heating.

Directions: Proceed from the Fine and Country Diss office along Victoria Road. Follow this road out of Diss and at the A140 roundabout take the second exit into the village of Scole. The property will be found on the right-hand side.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property ///reception.scary.gone







**Total area: approx. 130.7 sq. metres (1406.5 sq. feet)**

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.



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