

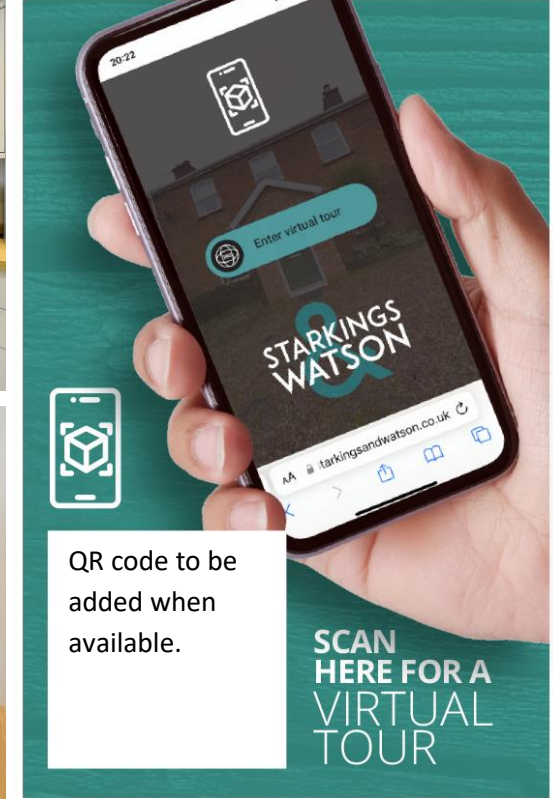
KINGS CLOSE

Scale, Diss IP21 4FZ

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE  
PROPERTY



QR code to be added when available.

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- Mid-Terrace Home
- Newly Built With Remaining Warranty
- Underfloor Heating
- Fully Fitted Kitchen With NEFF Appliances
- Two Double Bedrooms
- Family Bathroom & W/C
- Private & Sunny Rear Garden
- Parking For Two Cars To Front

### IN SUMMARY

Situated within a NEWLY BUILT, SMALL DEVELOPMENT in the popular village of SCOLE close to DISS is this TWO BEDROOM MID TERRACE home presented in excellent order being only 3 years old and benefiting from remaining warranties. The property benefits from TWO ALLOCATED parking spaces to the front as well as a PRIVATE LANDSCAPED garden to the rear. The house has been finished to a good specification with UNDERFLOOR HEATING throughout the ground floor as well as FULLY FITTED kitchen with NEFF APPLIANCES. You will find a w/c and main sitting/dining room on the ground floor as well as the kitchen and on the first floor, TWO AMPLE BEDROOMS and the family bathroom. The house is an IDEAL FIRST TIME PURCHASE and is perfectly located for road and rail networks to Norwich/Ipswich and London.

### SETTING THE SCENE

Approached via the small cul-de-sac with two allocated parking spaces to the front and a paved pathway leading to the main entrance door. You will

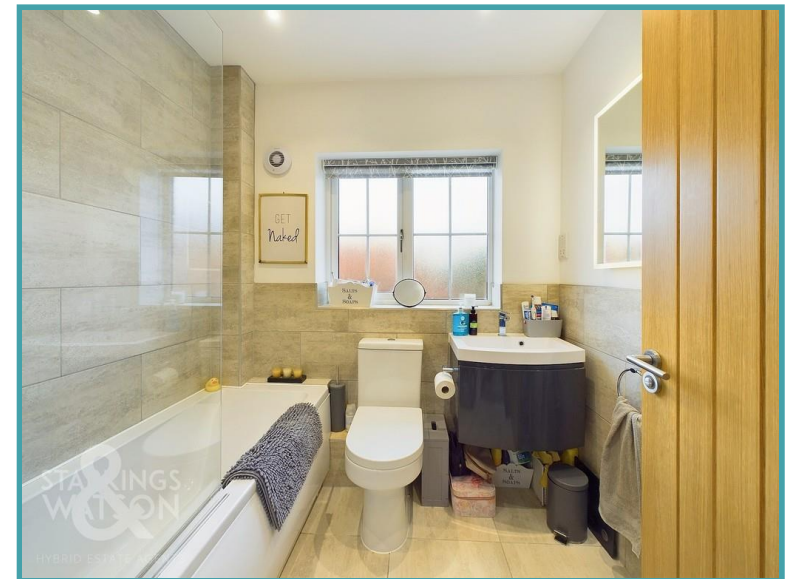
also find gated access from the frontage leading to the rear garden round the back of the terrace row.

### THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway with underfloor heating spanning the whole ground floor. There are stairs to the first floor as well as the W/C. To the left is the fitted kitchen with a range of units and rolled edge wood effect worktops over. There is an integrated electric oven and induction hob over with dishwasher, fridge freezer and washing machine all built in and all NEFF appliances. The boiler is also found wall mounted in the kitchen. The main sitting room can be found to the rear of the property with double doors out into the garden as well as large built in understairs cupboard. Heading up to the first floor landing there is a fitted airing cupboard as well as loft access. To the rear a double bedroom overlooking to the garden with panelling and space for large double wardrobes. To the front there is another bedroom currently used as an occasional bedroom/study with plenty of space for a number of uses. The bathroom is found adjacent with a bath and shower over.

### THE GREAT OUTDOORS

The pretty and well-kept rear garden offers a good degree of privacy with a large terrace seating area ideal for outside dining. A pathway leads up to the rear of the garden to the gate providing access from front to rear. The main part of the garden is laid to lawn with pretty planting borders to the side and rear. The garden is fully enclosed with timber fencing.



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Diss Office on **01379 450950**



### OUT & ABOUT

The property is located in the village of Scole, located approximately 2 miles outside of Diss, and close to direct routes to Ipswich and Norwich. Scole offers local amenities such as a shop, public house and bus routes. Supermarkets, restaurants, schools, a leisure centre, doctors, dentists and more can be found in the neighbouring town of Diss. The local park is a short walk from the property, with excellent transport links into Diss and the surrounding areas.

### FIND US

Postcode : IP21 4FZ

What3Words : ///inefficient.rests.wardrobe

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

Buyers are advised there is a communal service charge for the upkeep of communal areas of approx. £250pa.

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

Price:



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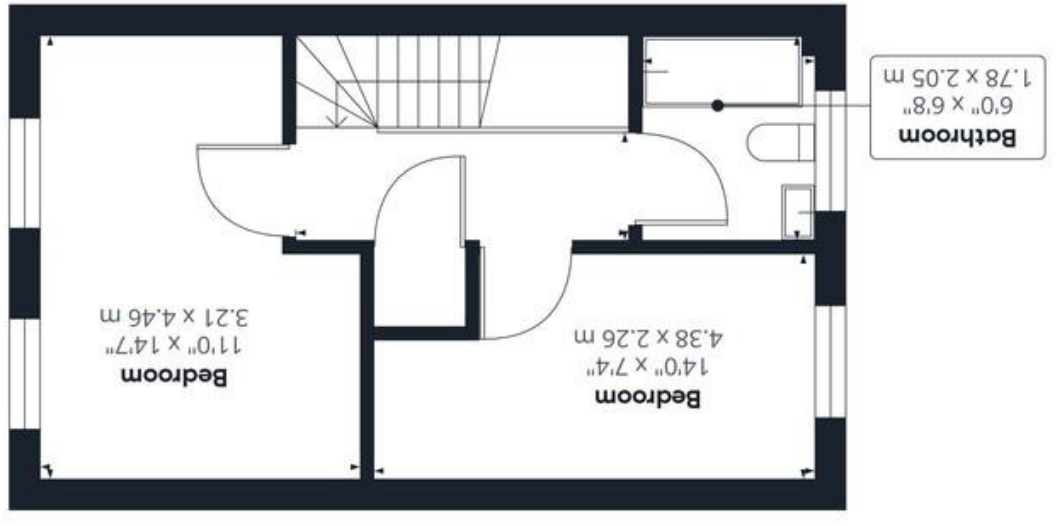
GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
 671.99 ft<sup>2</sup>  
 62.43 m<sup>2</sup>



Floor 1



Ground Floor

