



St. Leonards Close, Scole - IP21 4DW

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St. Leonards Close

Scole, Diss

Benefiting from a recent upgrade and redecoration, this SEMI-DETACHED CHALET home is presented in wonderful condition with generous living accommodation ideal for MODERN FAMILY LIVING. A generous 16' SITTING ROOM boasts a WOOD BURNER, perfect for those winter months with uPVC FRENCH DOORS into the rear garden with a BESPOKE BUILT entertainment area enclosed by a sizeable PERGOLA with hot tub and bar included. A newly fitted kitchen/dining room creates a second sociable hub of the home while the first floor offers THREE BEDROOMS and a family bathroom. To the front, an ample sized driveway allows OFF ROAD PARKING for multiple vehicles leading to a brick garage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached House
- Fantastic Decorative Order Throughout
- Newly Fitted Kitchen/Dining Room
- 16' Sitting Room with Wood Burner
- Three Bedrooms
- Family Bathroom
- Private Rear Garden with Large Pergola
- Off Road Parking & Garage



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.

SETTING THE SCENE

Situated at the very end of this quiet close, the property is approached by a dropped curb leading to a concrete tandem driveway with additional parking suitable for multiple vehicles, access to the garage directly ahead and gentle steps up into the main residence.

THE GRAND TOUR

Initially as you enter you are greeted by the stairs to the first floor and a small entrance lobby with wood effect flooring underfoot. The property splits in two directions with a right turn taking you into the open plan kitchen/dining room with handy under the stair storage unit and tiled flooring, this room offers space for a formal dining table sat in front of the large uPVC double glazed window towards the front of the property. A newly fitted kitchen offers you a multitude of wall and base mounted storage set around wood effect worktops with space for an oven and hob, tall fridge/freezer and a washing machine. To your left of the entrance is the generous sitting room with wood effect flooring underfoot. This space has ample room for a choice in layout of soft furnishings with a much desired wood burner tucked in the corner perfect for those cosier winter evenings. The rear entertainment area and





St. Leonards Close

Scale, Diss

garden can be accessed via uPVC French doors, taking you directly out to an under cover area. Onto the first floor landing where all three bedrooms can be accessed as well as handy built in storage cupboards. Initially turning to your left, you will find the main bedroom measuring some 16ft in length. This room has vaulted ceilings, built in wardrobes and additional eave storage with a radiator underneath the rear facing window. Turning to your right off the landing is the smaller of the three bedrooms with a front facing aspect, this room has carpeted flooring and a wall mounted radiator. The second largest of the double bedrooms is located towards the end of the hallway, a double room with part vaulted ceiling, this room occupies a front facing aspect with a radiator below the double glazed window. Finally, sitting next to this room is the three piece family bathroom which benefits from a recent update, and features a rainfall shower and separate shower head over an L-shaped bath with tiled walls, glass screen plus wall mounted electric heated towel rack.

FIND US

Postcode : IP21 4DW

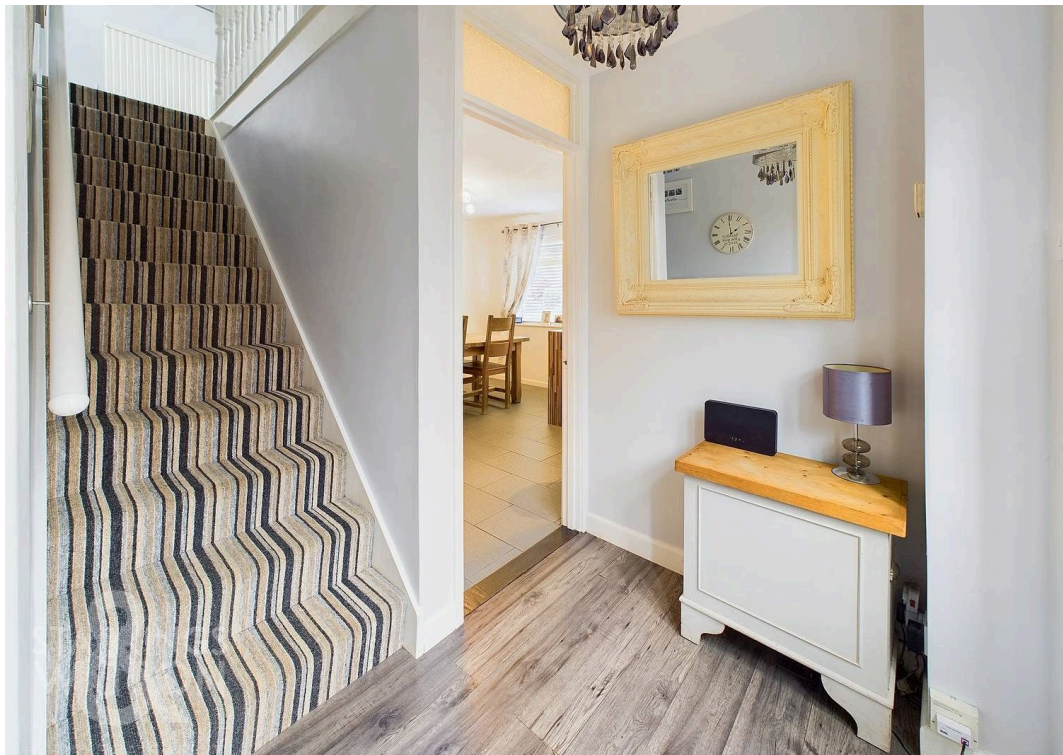
What3Words : ///sulky.growl.outlines

VIRTUAL TOUR

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

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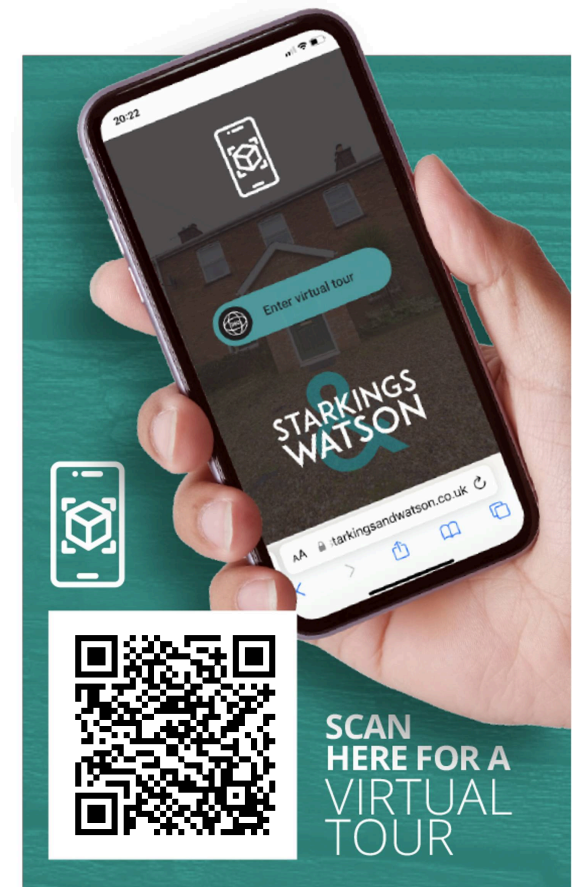
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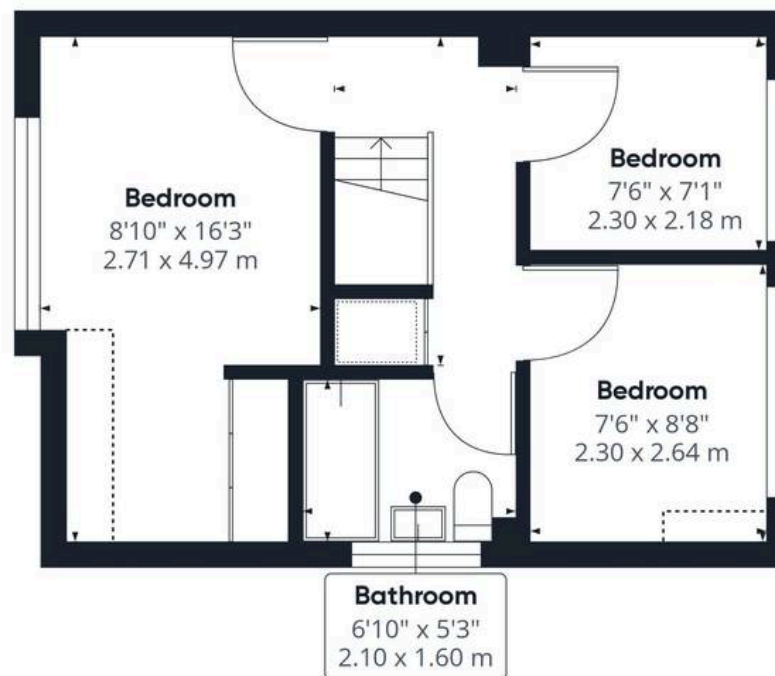
THE GREAT OUTDOORS

Stepping out from the sitting room you are met with unique and bespoke built entertainment area featuring a functioning bar area and raised hot tub. This area is fully covered by a very generously sized pergola with all electric capability set on a sandstone patio seating area with the rest of the garden predominantly laid to lawn and all fully enclosed with timber fencing featuring two additional external timber storage sheds.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

730.33 ft²

67.85 m²

Reduced headroom

11.84 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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