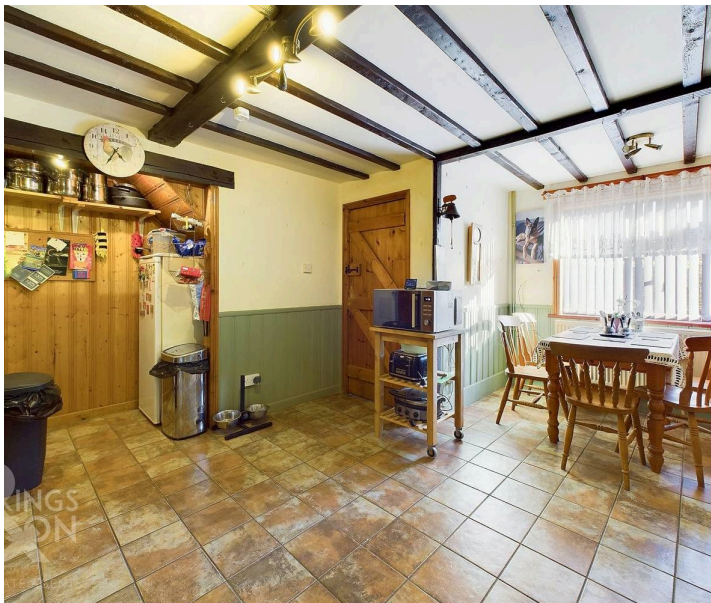




Reeve Close, Scole - IP21 4EB



## Reeve Close

Scole, Diss

Located on a QUIET RESIDENTIAL road within the POPULAR VILLAGE of SCOLE is this SEMI-DETACHED HOME offering a lot more internal accommodation than you might expect. Extending to almost 1300 SQFT (stms) this property offers a VERY FLEXIBLE LAYOUT with FOUR/FIVE RECEPTIONS and THREE/FOUR BEDROOMS depending on preference. The property has been extended over the years and is presented in good order. The house also benefits from a recently installed GAS COMBI BOILER as well. Externally, the impressive corner plot is VERY GENEROUS IN SIZE offering plenty of space for all the family with the addition of a OUTSIDE BAR, DOG KENNELS and a LARGE WORKSHOP. There is also AMPLE DRIVEWAY PARKING to the front on the driveway.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi-Detached Home
- Generous Plot With Large Gardens
- 1300 SQFT Internally (stms)
- 3/4 Bedrooms Over Two Floors
- 4/5 Receptions With Flexible Layout
- Plenty Of Driveway Parking
- Large Outbuilding/Workshop
- Popular Village Location

**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.

#### SETTING THE SCENE

Property is approached by Reeve Close via a dropped kerb onto a large, hard standing driveway, providing parking for multiple vehicles. The main entrance door is found to the front of the house, and there is also double door access to the side workshop/bar from the driveway as well as a secure gate from the driveway leading to the rear garden.



## THE GRAND TOUR

Entering the house via the main entrance to the front you will find a useful porch entrance with space for coats and shoes which lead into the entrance hallway. The hallway has stairs to the first floor landing as well as wood panelling and doors to further reception rooms. To the right hand side you will find the main sitting room with a brick built fireplace as well as wood panelling, window to the front and sliding doors internally leading to a further reception room or bedroom depending on preference. This room is currently set up as a ground floor double bedroom with plenty of space for furnishings. Beyond there are double doors leading into an extended study/garden room. Accessed from the study room is a further reception space which could be used in a number of different ways whilst also providing stable door access to the rear garden. Access from the ground floor bedroom and the rear reception is a further reception space which currently houses space and plumbing for washing machines and tumble dryers as well as further space for seating and a ground floor w/c. From this room you will also find an access leading back to the front of the house and to the kitchen/dining room. The kitchen/dining room can be accessed via the entrance hallway to the front. The country style kitchen offers a range of fitted units with solid workshops over as well as space for the double range gas fired oven and hob with extract fan over. You will also find space for further white goods as well as large dining table and a walk in pantry cupboard which houses the fridge/freezer and further storage. Heading up to the first floor landing you will find a some fitted storage as well as three bedrooms and family bathroom. To the front of the house there are two generous double bedrooms one of which has fitted storage and the third bedroom is located to the rear. The family bathroom adjacent is fully tiled with a jacuzzi bath with shower over as well as w/c and hand wash basin.

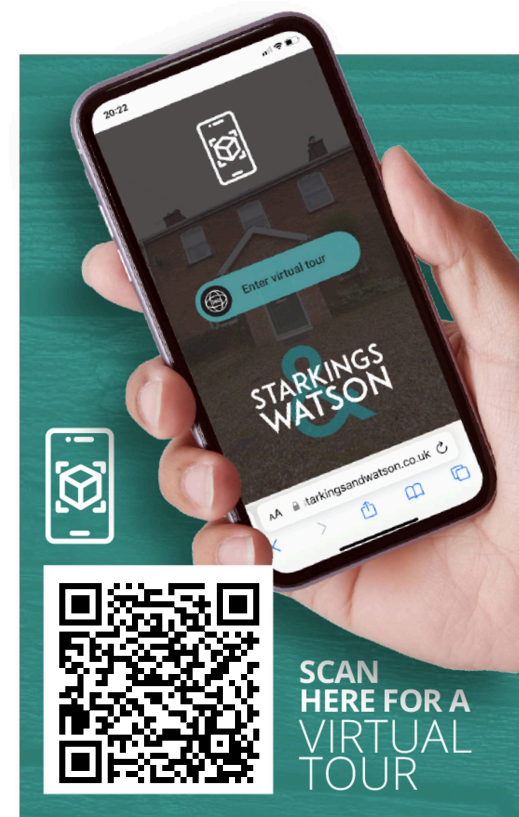
## FIND US

Postcode : IP21 4EB

What3Words : ///bronze.eyelashes.recline

## VIRTUAL TOUR

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



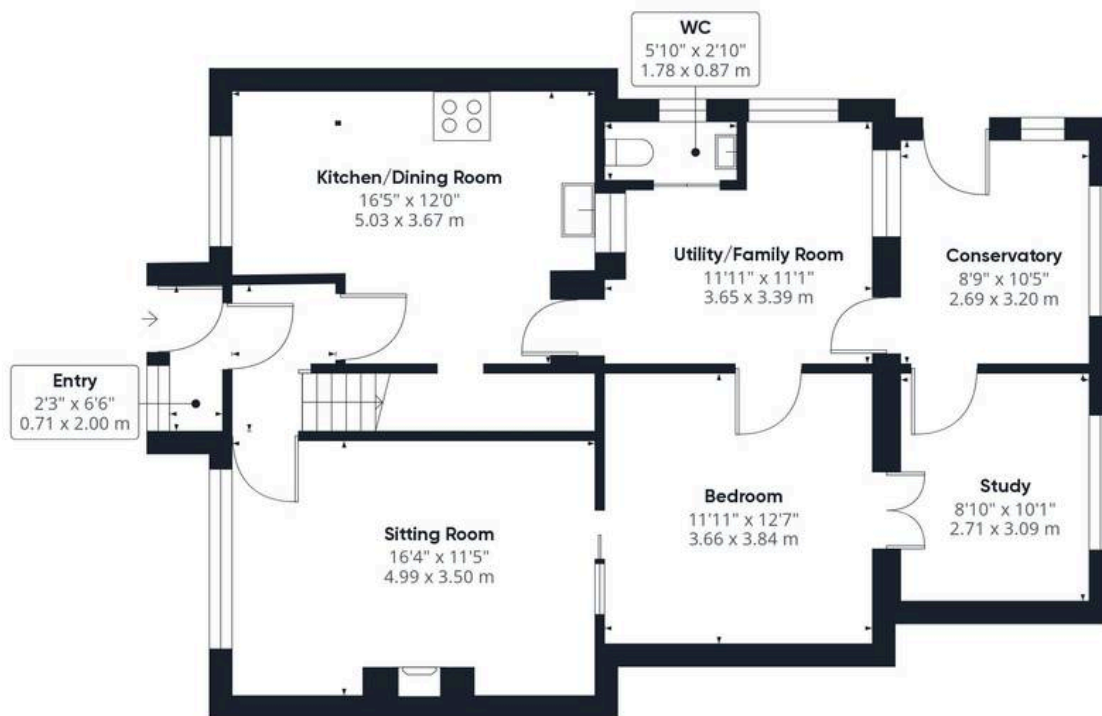




## THE GREAT OUTDOORS

From the rear reception room you will find the very impressive rear garden which initially features a paved patio leading to the timber built external bar area with adjacent dog kennels. This space could be used in a number of ways but it is currently laid out as an outside bar with power and lighting. There is then a pedestrian gate leading onto further paved terracing and another gate beyond which leads to the main section of garden. The garden is mainly laid to lawn with a central shingled pathway leading from front to rear. There are various planted borders with mature trees and shrubs and another gate to the end leading to the working area of the garden with a timber shed as well as the large timber built workshop with double doors to the front, power and light. The workshop could be used in a number of ways depending on preference. The garden is enclosed with timber fencing and mature hedging.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1296.62 ft<sup>2</sup>  
120.46 m<sup>2</sup>

**Reduced headroom**

12.81 ft<sup>2</sup>  
1.19 m<sup>2</sup>

(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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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.