



10 BRIDGE ROAD, SCOLE
IP21 4DP



An immaculately presented detached family home located in a quiet position in the sought after village of Scole

The property benefits from being within walking distance of all the village amenities. The current owners have tastefully updated the property to include a new air source heating system, triple vents and beautifully landscaped front and rear gardens.

The front door opens to an entrance hall with stairs leading to the first floor and door to the spacious sitting room. There is a feature fireplace with a contemporary electric inset fire. There is a door leading to the stylish kitchen/dining room where you have space for a half size dishwasher, electric cooker and plumbing for washing machine. From this room you have double doors leading out to the rear garden.

On the first floor you have two double bedrooms and a good size single bedroom. There is also a modern and updated bathroom. Outside there are gardens which have been landscaped and to the rear is a gravelled parking area for two cars. There is a gate giving you access to the charming rear garden where there is a terrace area with

pergola over which is ideal for alfresco dining and a further second terrace area, garden shed and low maintenance lawned areas.

LOCATION

The village of Scole has a local shop, public house and a hotel incorporating a restaurant and public house. The market town of Diss, just a few minutes' drive away, offers a wider range of shops, services and facilities and railway station with its main line railway link to London Liverpool Street and Norwich.

SERVICES

Air Source Heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

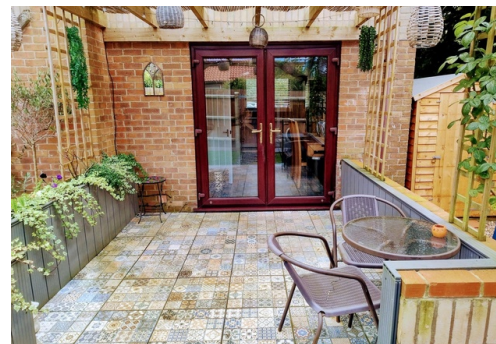
LOCAL AUTHORITY

South Norfolk District Council and Tax Band C

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217



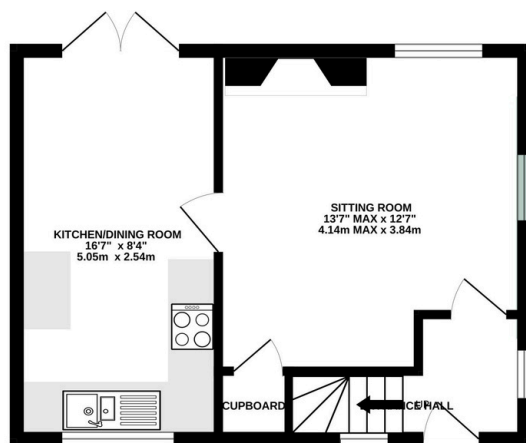


FLOOR PLAN

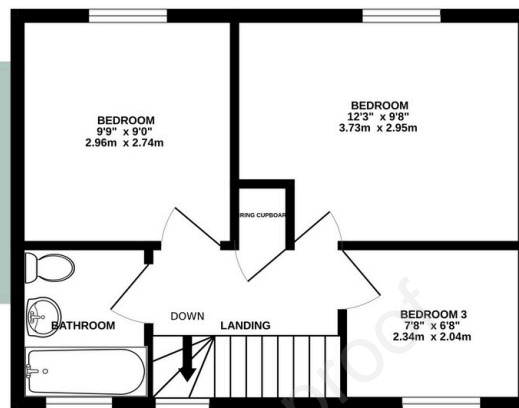


GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



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SINCE 1853



TOTAL FLOOR AREA: 731sq.ft. (67.9 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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