



2 Kings Close, Scole

Minors & Brady



2 Kings Close

Scole, Diss

Positioned within a modern development in the popular village of Scole, overlooking an open meadow and mature trees, this attractive semi-detached home offers stylish, turn-key accommodation ideal for first-time buyers, families or those seeking an easy-to-maintain property. Bright and thoughtfully designed throughout, the home benefits from underfloor heating across the ground floor, a contemporary kitchen/dining room with integrated NEFF appliances, a spacious living room with French doors to the garden, three well-proportioned bedrooms, a private rear garden and off-road parking. Enjoying a peaceful setting with countryside views to the front, this well-presented home offers comfortable modern living within easy reach of local amenities and transport links.

Agents Note

This property will be sold freehold.

Annual charge to Watsons for the maintenance of the communal grounds: £326.22.

Connected to mains water, electricity and drainage.

Gas central heating system.

Storage shed measurements: 8ft x 5ft.



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Kings Close is situated within the well-served Norfolk village of **Scole**, offering a convenient setting that combines the benefits of village life with excellent access to nearby market towns and transport links. Located just to the east of Diss, Scole is a popular village known for its welcoming community, range of local amenities and accessible position within the Waveney Valley.

The village provides a selection of everyday facilities including a primary school, public house, village hall, convenience store and recreational amenities, while the nearby market town of Diss offers a wider choice of supermarkets, independent shops, cafés, restaurants, healthcare services and educational facilities.

Surrounded by attractive Norfolk countryside, the area offers excellent opportunities for outdoor recreation, with scenic walking routes, cycling opportunities and open green spaces all close at hand. The nearby Waveney Valley and surrounding rural landscapes provide an appealing backdrop throughout the year.

For commuters, Scole is well positioned for access to the A140, linking Norwich, Ipswich and the wider region. Diss railway station is within easy reach and provides regular mainline services to Norwich, Ipswich and London Liverpool Street, making the location particularly convenient for those travelling further afield.



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The property is approached via an attractive frontage, creating an inviting first impression. Upon entering, a bright and airy entrance hall immediately sets the tone for the accommodation beyond, providing a welcoming space for guests and everyday family life. A convenient ground-floor WC is positioned off the hall, while the underfloor heating throughout this level enhances both comfort and practicality.

Continuing through the home, the kitchen/dining room forms a key focal point and is ideally suited to modern living. Thoughtfully arranged to maximise both functionality and sociability, the space is fitted with a range of quality cabinetry complemented by integrated NEFF appliances, including an oven, hob, dishwasher and fridge/freezer. Generous work surfaces provide ample preparation space, while the dining area comfortably accommodates a table for family meals, entertaining and everyday gatherings. Natural light fills the room, creating an inviting atmosphere throughout the day.

Positioned to the rear of the property, the spacious living room offers an excellent setting for relaxation and entertaining. Flooded with natural light from French doors opening directly onto the garden, this well-appointed reception space enjoys a seamless connection between indoors and out. Built-in shelving and a useful storage cupboard add practicality, while the generous layout provides flexibility for a variety of furniture arrangements, making it ideal for modern family living.



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Stairs rise from the entrance hall to the first floor, where a spacious landing serves the bedroom accommodation. The landing itself benefits from a useful built-in cupboard, offering additional storage and helping to maintain a clutter-free environment.

The first floor comprises three well-proportioned bedrooms, each offering comfort, privacy and versatility. Whether used as children's rooms, a nursery, dressing room or study, the flexible accommodation can adapt to a variety of requirements.

Serving the bedrooms is a contemporary family bathroom fitted with a stylish three-piece suite. Designed with both practicality and modern aesthetics in mind, the bathroom provides everything required for busy morning routines as well as comfortable evening relaxation.

Outside, the rear garden has been carefully maintained and offers a pleasant outdoor environment for all ages to enjoy. A patio terrace provides an ideal space for outdoor seating, dining and entertaining during the warmer months, while the lawn creates plenty of room for children to play or for keen gardeners to develop further landscaping. A greenhouse and timber shed add excellent practicality for garden enthusiasts and additional storage needs. Enclosed and private, the garden offers ample opportunity for purchasers to personalise the space and make it their own over time.

To the front of the property, the attractive approach is complemented by a driveway providing valuable off-road parking, ensuring convenience for both homeowners and visitors.

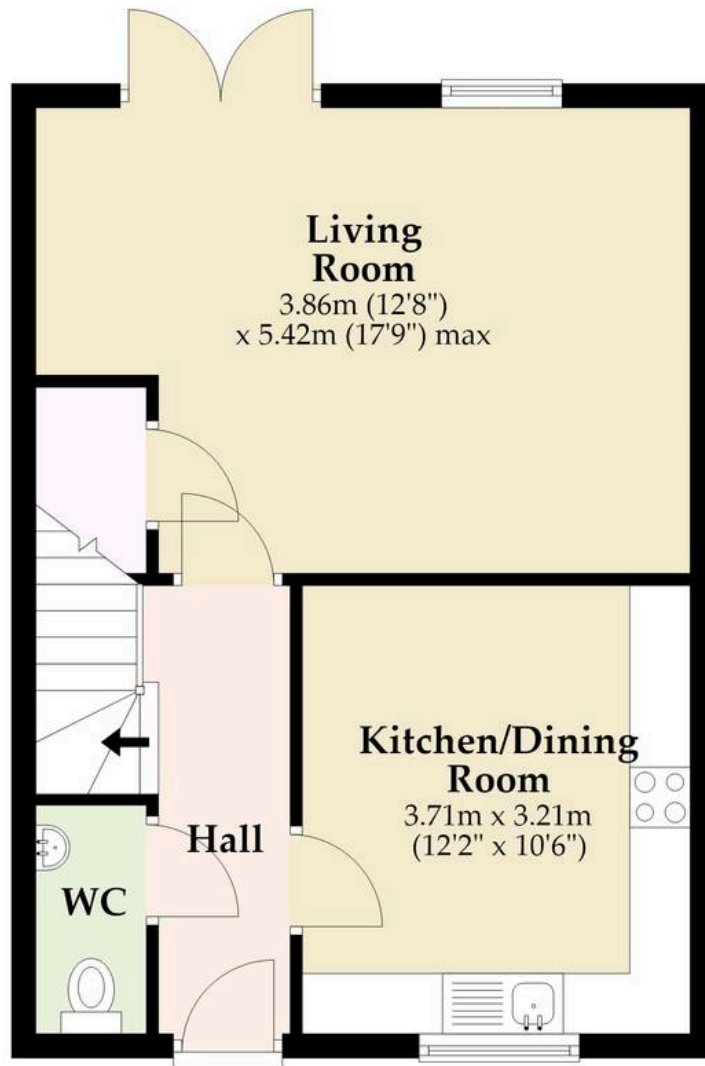


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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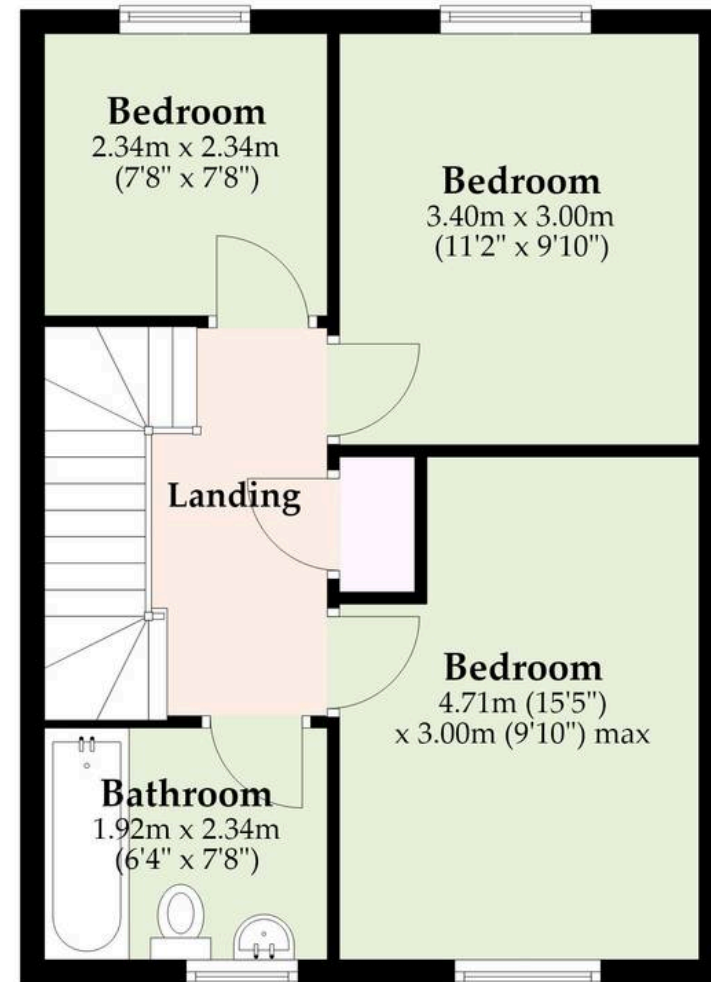
Ground Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



Total area: approx. 83.2 sq. metres (895.0 sq. feet)

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.

Plan produced using PlanUp.

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