


# 2 Diss Road, Scole

Minors & Brady

# 2 Diss Road

Scole, Diss

A Georgian Grade II Listed mid-terrace home offering characterful accommodation, a modern wood-burning stove, two double bedrooms and a converted loft providing valuable additional space. The property retains a wealth of period character, including timber beams throughout, while the accommodation is arranged over several floors to create a practical and distinctive layout. The sitting room centres around an inglenook fireplace with a modern wood burner, while the kitchen and adjoining dining room provide separate spaces for everyday living and entertaining. Two double bedrooms occupy the first floor, alongside a modern shower room, with the converted loft offering flexibility for use as a home office, gym or hobbies room, with potential to serve as a third bedroom subject to its suitability. A sizeable cellar provides useful additional space, complemented by a functional outbuilding with electricity and an outdoor wood store.

- Georgian Grade II Listed mid-terrace home retaining period character throughout
- Characterful sitting room with an inglenook fireplace and modern wood-burning stove
- Separate dining room providing space for meals and entertaining
- Fitted kitchen with a practical layout for everyday use
- Two well-proportioned double bedrooms on the first floor
- Modern shower room serving the ground-floor accommodation

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Scole, Diss

- Converted loft offering flexible space for an office, gym or hobbies room
- Sizeable cellar providing useful additional space
- Separate utility outbuilding with electricity and an outdoor wood store
- Convenient access to local amenities, schools and countryside walks, with road and rail connections nearby

**The Location**

Scole is a well-established village on the Norfolk and Suffolk border, offering a convenient balance of village life and access to the wider amenities of Diss. The village has a range of everyday facilities, including a local shop, primary school, village hall, recreation field and public house, with the surrounding countryside providing a pleasant backdrop to the settlement. Scole Church of England Primary Academy is within walking distance of the property, while additional schooling options are available in nearby Diss, including Diss Infant Academy and Nursery, Diss Church of England Junior Academy and Diss High School.













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The nearby market town of Diss provides a wider range of amenities, including supermarkets, independent shops, cafés, restaurants, healthcare services and leisure facilities, alongside its historic market and town centre. Diss railway station offers connections towards Norwich, Ipswich and London, while the A140 and A143 provide road links across Norfolk and Suffolk, with the A1066 connecting Scole to Diss. The surrounding area also offers access to countryside walks and open spaces, with attractions such as Bressingham Steam and Gardens and the wider Waveney Valley within reach. Scole provides a village setting with everyday amenities close at hand, while the nearby market town of Diss offers a wider choice of facilities, rail connections and leisure opportunities.

**Diss Road, Scole**

The property is entered via an entrance hall, which provides access to the principal ground-floor accommodation and staircase to the upper floors. The sitting room is a characterful space, featuring an inglenook fireplace fitted with a modern wood-burning stove, creating a focal point within the room. Timber beams add to the period character, which continues throughout the property.

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Scole, Diss

A separate dining room provides space for a dining table and offers a natural setting for meals and entertaining. The kitchen is fitted with a range of units and work surfaces, with space for appliances and a layout suited to everyday use. A modern shower room is also located on the ground floor, comprising a shower, wash basin and WC.

The first floor comprises two double bedrooms, both offering well-proportioned accommodation. The landing connects the bedrooms and provides access to the loft.

The converted loft occupies the second floor and offers versatile additional space, currently suited to use as a home office, gym or hobbies room. Its layout also offers potential for use as a third bedroom (subject to planning permission).

The property also benefits from a sizeable cellar, currently providing useful additional storage and functional space. Outside, a separate utility outbuilding offers space for laundry and household tasks, with electricity connected, while an additional outdoor wood store provides practical storage for logs.

**Agent's Note**

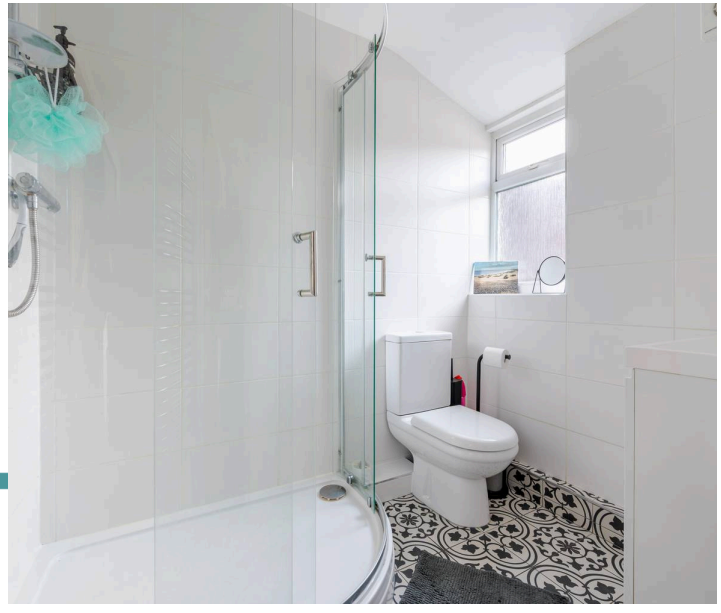
This property is being sold freehold, and is connected to mains water, gas, electricity, and drainage.

This property has gas central heating.

Council Tax Band: B

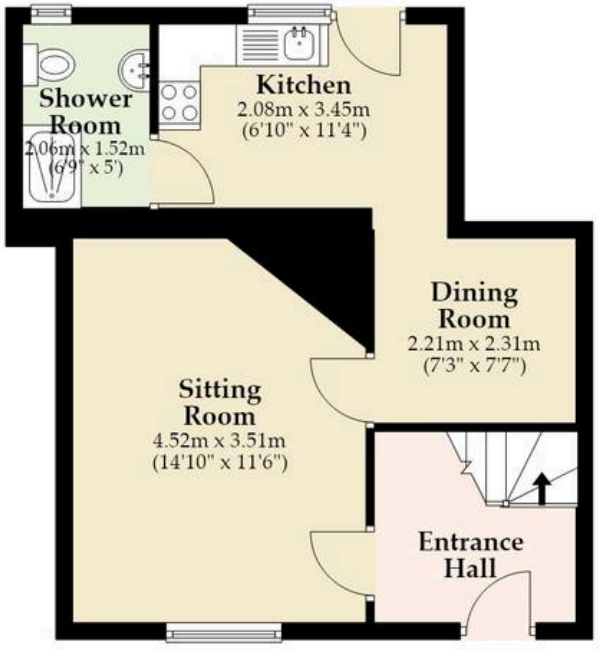
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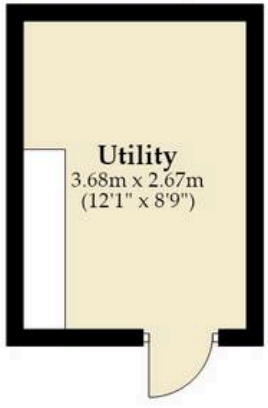




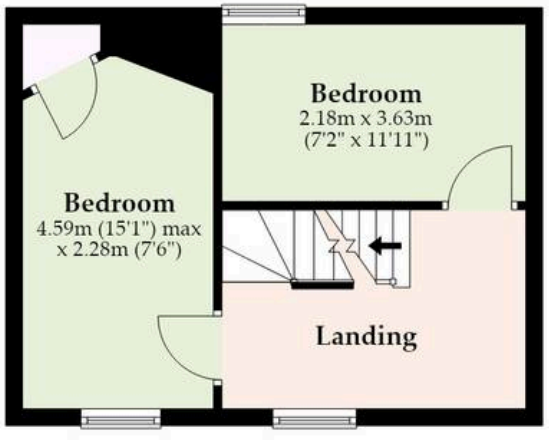
## Ground Floor
Approx. 38.2 sq. metres (410.9 sq. feet)



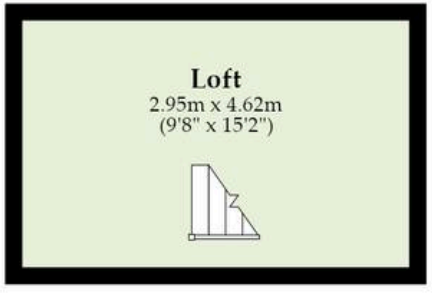

## Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Utility)




## First Floor
Approx. 27.9 sq. metres (300.0 sq. feet)




## Second Floor
Approx. 13.6 sq. metres (146.6 sq. feet)




Total area: approx. 79.7 sq. metres (857.4 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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