

4 bed detached house to buy in

The Street, Brockdish, Diss, Norfolk, IP21 4JY

£360,000 Starting Bid

x 4 x 2 x 2

Tenure

Freehold

Driveway parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Immediate 'exchange of contracts' available
- Approx 1600 sq ft
- 0.21 acre plot (sts)
- EPC Rating D

Key Information

- Council Tax: Band E
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Well located within Brockdish, the property enjoys a central situation within the village set back from the road upon a pleasing, prominent and elevated position. Brockdish is a traditional rural but yet not isolated village having been bypassed a number of years ago and found on the north Suffolk borders. Over the years the village has proved to have been a popular and sought after location offering an attractive assortment of many period and modern properties whilst still retaining a strong and active local community with the benefit of a well regarded public house, fine church and transport links. A more extensive range of amenities and facilities can be found within the market town of Diss lying some six miles to the east with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich. Additionally Harleston is within short proximity lying three miles to the north east.

This elegant property has undergone an extensive refurbishment, resulting in a spacious and beautifully appointed home, spanning approximately 1600 sq. ft. The accommodation has been thoughtfully finished to an excellent standard, with high quality fixtures and fittings throughout. Upon entering, you are greeted by a spacious reception hall, creating a pleasing first impression and flows seamlessly into the impressive kitchen, which features an excellent range of storage cupboards and a centrally positioned large island that serves as a stylish focal point. The kitchen boasts integrated appliances, including a double oven, combi oven, fitted dishwasher, 4-ring electric hob with a rising extractor, full-length fridge, and separate freezer. Adjacent to the kitchen is a conveniently located utility room, fitted to the same high standard, with a WC beyond. The ground floor also offers two reception rooms, one of which benefits from a double aspect and access to the rear gardens, providing a bright and pleasant outlook. Upstairs, there are four well-proportioned double bedrooms. The principal bedroom includes the luxury of an en-suite. Additionally, the family bathroom mirrors the quality and style, providing a functional space with both a shower and separate bath.

The house is thought to have been built around the 1970's, heated by an gas fired boiler via radiators and benefits from sealed unit upvc double glazed windows and doors.

Accessed via a long driveway, the property offers ample off-road parking for multiple vehicles. Adjacent to the house, positioned slightly set back, is a spacious garage featuring an electric roller door at the front, a side door, and additional storage within the eaves. The entire plot spans approximately 0.17 acres. At the rear of the property, a generous paved patio area leads to a versatile studio/home office/annex, which can be adapted for various uses. Further along the rear boundary, you'll find a large timber workshop alongside a separate timber shed, both providing excellent storage solutions.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and

are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction

terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The

Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being

shared between both any marketing agent and The Auctioneer in order that all matters can be dealt

with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will

be required to adhere to a verification of identity process in accordance with Anti Money Laundering

procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with

the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied

by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will

typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.

These prices are subject to change.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £360,000

Property Type: Detached House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

ENTRANCE HALL:

RECEPTION ROOM 1
3.63m x 7.85m (11'10" x 25'9")

RECEPTION ROOM 2
3.76m x 3.33m (12'4" x 10'11")

UTILITY ROOM
1.47m x 2.72m (4'9" x 8'11")

WC:
1.45m x 1.57m (4'9" x 5'1")

FIRST FLOOR LEVEL - LANDING:

BEDROOM 1
3.63m x 4.04m (11'10" x 13'3")

BEDROOM 2
3.30m x 4.50m (10'9" x 14'9")

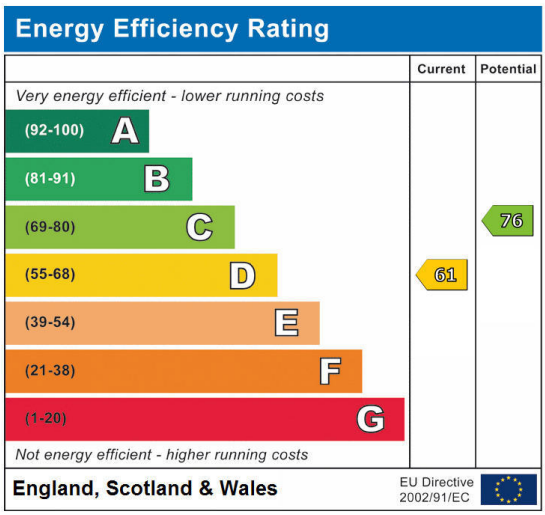
BEDROOM 3
3.30m x 3.25m (10'9" x 10'7")

BATHROOM
2.79m x 2.11m (9'1" x 6'11")

BEDROOM 4
3.63m x 3.07m (11'10" x 10'0")

EN-SUITE
1.78m x 2.36m (5'10" x 7'8")





The Street, Brockdish, Diss, Norfolk, IP21 4JY

Contact your local branch today for more information on this property:

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