

For Sale By Online Auction
A pre-fabricated three bedroom
detached bungalow on the edge of
the rural village of Wingfield.

Guide Price
£100,000 Freehold
Ref: P7143/J

Endersley
Church Road
Wingfield
Suffolk
IP21 5QZ



Entrance hall, sitting/dining room, kitchen, rear hall/boot room and bathroom. Three bedrooms.
Garage and outbuildings.
Gardens to the front and rear.

For Sale By Timed Online Auction - Friday 6th October 2023

Contact Us



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Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on Friday 6th October 2023 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 10 working days thereafter. For details of how to bid please read our Online Auction Buying Guide.

The Seller's solicitor has prepared an Auction Legal Pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

Seller's Solicitors

The seller's solicitor is Fairweather Law, 10 Riverside, Framlingham, Suffolk IP13 9AG. For the attention of: Jasmine Pringle; Tel: 01728 724737; Email: jpringle@fairweatherlaw.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

Endersley is located within the village of Wingfield which benefits from a village pub, The De La Pole Arms, and Wingfield Barns, a venue for weddings, conferences, education and training, as well as art exhibitions and music/drama performances. It shares a village hall with the neighbouring village of Syleham, which has a licensed bar and thriving social club. The nearby village of Fressingfield (3 miles) benefits from a primary school, a village shop and medical centre, as well as The Swan public house and the Fox and Goose Inn, renowned for its fine dining. The large village of Stradbroke (3 miles) also has a convenience store, a bakery, butchers, medical centre, village hall, hairdressing salon, library/Post Office, two public houses, a primary school and Stradbroke High School. There is also a sports centre with a swimming pool, gym and tennis courts. The larger market town of Harleston (4.5 miles) offers further facilities and Diss, with Morrisons, Tesco and Aldi supermarkets, lies about 9 miles to the north-west. From here are direct trains to Norwich and London's Liverpool Street station. Framlingham, with its medieval castle, is approximately 12 miles to the south, and the Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is about 20 miles to the east. The county town of Ipswich lies about 29 miles to the south, and Norwich is about 27 miles to the north.

Description

Endersley comprises a three bedroom detached bungalow, occupying a pleasant, rural position on the edge of the well regarded village of Wingfield. We are advised that the original core of the bungalow is of pre-fabricated construction which include asbestos containing materials, although a survey in that regard has not been carried out. At a later date the bungalow was extended to the west in, seemingly, the more traditional method of brick/block construction to create the kitchen/breakfast room, bathroom, rear hall/boot room and garage. Given the nature of construction and the condition of the bungalow generally, Endersley offers an exciting redevelopment opportunity, subject to the necessary consents.

Outside there is a generous driveway, attached single garage and outbuildings, together with mature gardens to the front and rear. Prospective purchasers should note that the proposed rear boundary has been defined by pegs, and the new owner will be obliged to install a new boundary fence to a minimum standard of post and two rail design with stockproof fencing within three months of the sale completing.



The Accommodation

A part glazed wooden front door opens into the

Entrance Hall

With glazed side lights, radiator and door off to

Sitting/Dining Room 23' x 14'3 (7.01m x 4.34m)

A large twin aspect reception room with windows on the front and rear elevation overlooking the gardens. Former fireplace with tiled surround and raised tiled hearth. Radiators, TV point and door to Boiler Cupboard. Door to the



Inner Hall

With doors off to

Kitchen/Breakfast Room 13'4 x 11'6 (4.06m x 3.51m)

With large window on the rear elevation overlooking the garden and neighbouring stable yard. Fitted with a range of cupboard and drawer units with wood effect worksurface over incorporating a stainless steel sink with drainer. Radiator and wood effect flooring.



Bathroom

With suite comprising panelled bath in part tiled surround with mixer tap and shower attachment over, pedestal wash basin and WC. Radiator.



A part glazed door from the Inner Hall opens into the

Boot Room/Rear Hall 11'5 x 8' (3.48m x 2.44m)

Of timber frame construction and with part glazed elevations overlooking the driveway and front garden. Fitted bench, concrete floor and part glazed door providing access to the driveway.



Returning to the Entrance Hall a further door provides access to

Bedroom One 14'8 x 11'3 (4.47m x 3.43m)

A good size double bedroom with windows on the front and side elevation. Former fireplace and fitted shelved storage cupboard. Radiator.

From the Sitting/Dining Room an opening leads through to the

Inner Hall

With radiator and doors off to

Bedroom Two 12' x 11'9 (3.66m x 3.58m)

A twin aspect double bedroom with windows on the rear and side elevation. Wooden boarded floor and radiator.



Bedroom Three 10'4 x 8'5 (3.15m x 2.57m)

A single bedroom with window on the rear elevation overlooking the garden and stable yard beyond. Radiator.

Outside

Endersley will be found along Church Road; a quiet country lane a short distance from the centre of Wingfield. The property is approached via a concrete driveway that is sufficiently large enough to park two to three vehicles, and this leads to the **single garage**, approximately 16'8 x 9'.

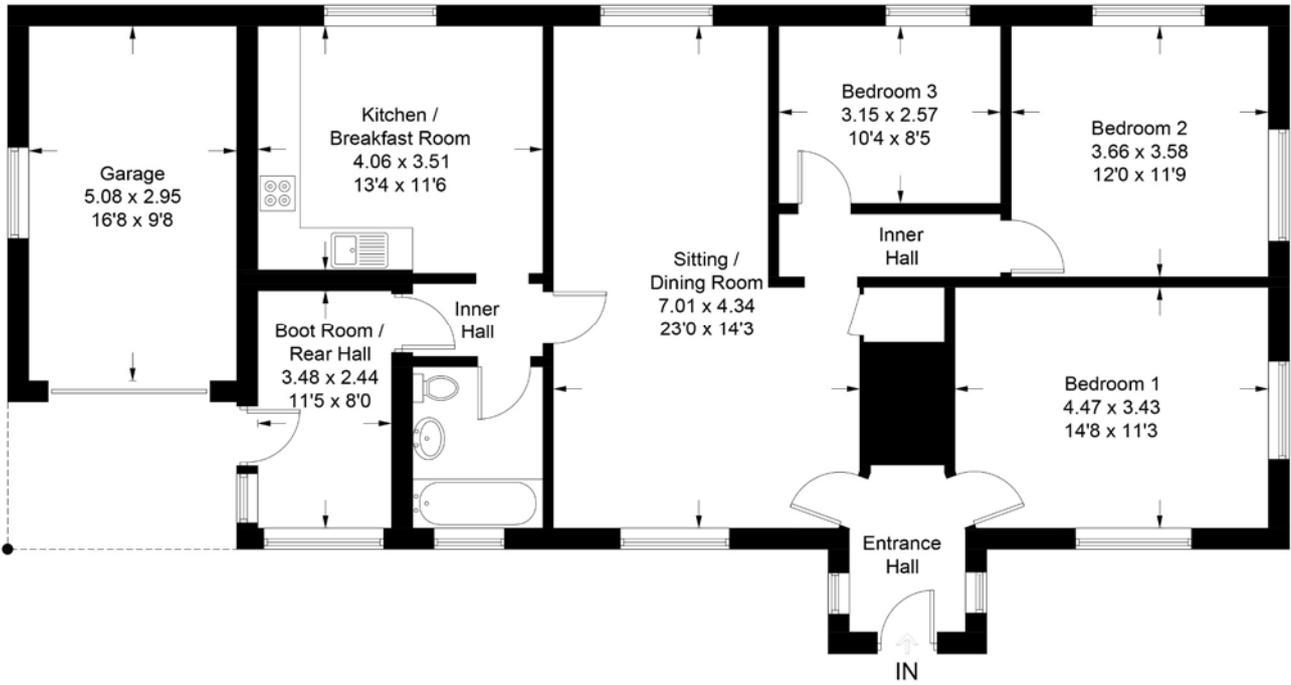


To the front a wrought iron gate opens onto a concrete pathway, which is flanked by gardens that are mainly laid to grass for ease of maintenance, but incorporating a number of mature trees and shrubs and partly enclosed from the lane by an established low level hedge.

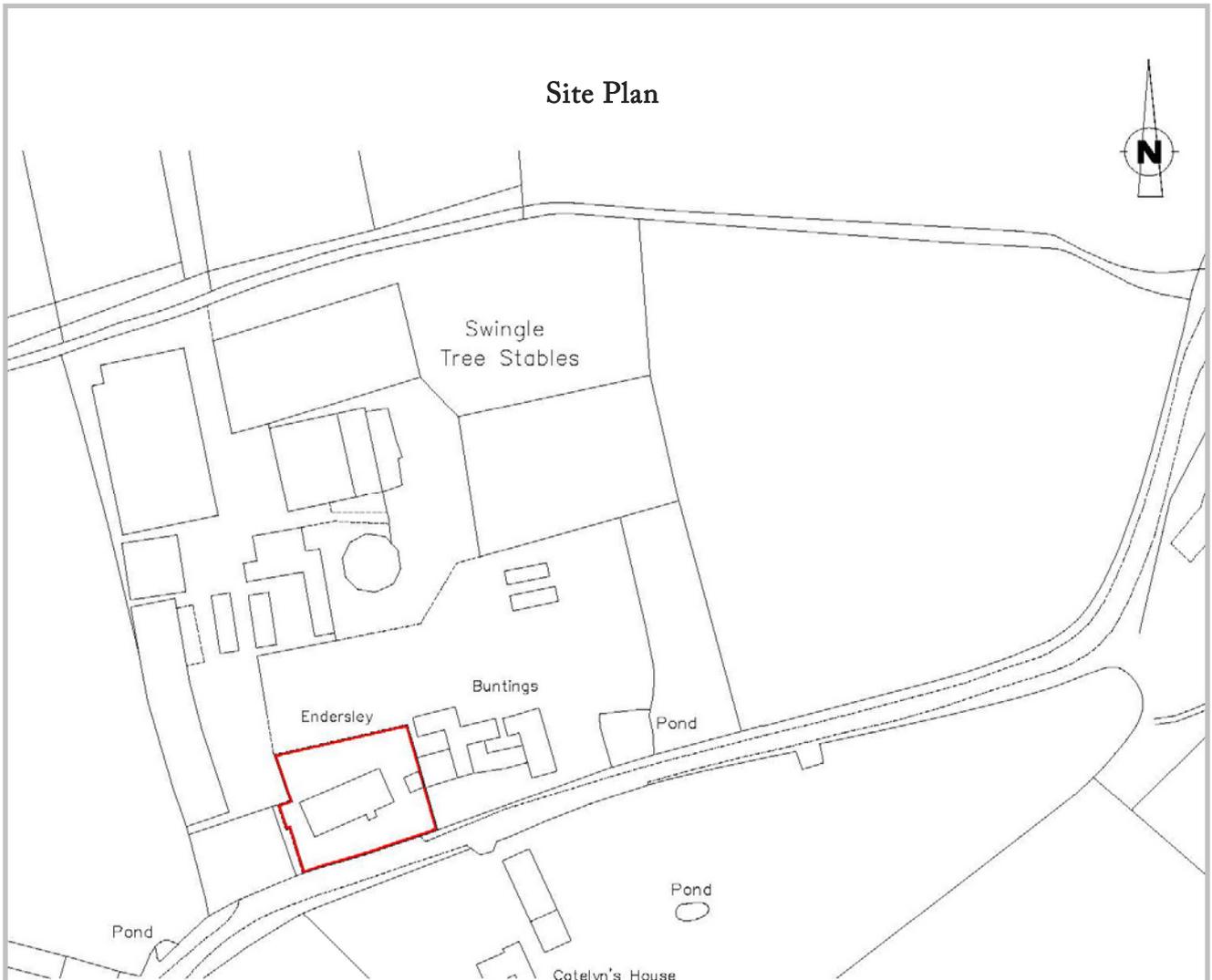
A gate beside the garage provides access to the rear garden. The rear garden is also laid to grass for ease of maintenance, but incorporates a number of maturing trees and shrubs. To the east of the site is a concrete block building, which also provides useful storage, and there is also a useful storage shed.

Endersley, Wingfield

Approximate Gross Internal Area = 122.6 sq m / 1320 sq ft
(Including Garage)



Site Plan





Viewing Strictly by appointment with the agent.

Services Mains water, electricity and water. A new private drainage system will need to be installed within the boundary of the property. A new easement will be granted for the outflow pipe across the retained land to a nearby ditch/watercourse. An oil fired boiler serves the hot water and central heating systems.

EPC Rating = F

Council Tax Band D; £1,972.74 payable per annum 2023/2024

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;
Tel: 0345 6066067

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £900 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.

September 2023



Directions

Exit the village of Stradbroke on the B1118 towards Diss. Proceed for just over a mile and take the turning on the right towards Wingfield. Take the first left turn and Endersley will be found a short way along on the left hand side.

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