

**FOR SALE BY ONLINE AUCTION**  
*A three bedroom bungalow with grounds of approximately 2.4 acres, standing in a lovely location on the edge of the village of Bedingfield.*

Guide Price  
£350,000 Freehold  
Ref: P7015/C

Sunnyholme  
Rishangles  
Eye  
IP23 7LB



Hallway, sitting room, dining room, kitchen and lean-to greenhouse.  
Three bedrooms and bathroom.  
Front and rear gardens extending to 2.4 acres.  
On-road parking space.

**FOR SALE BY TIMED ONLINE AUCTION -  
30th October 2024**

Contact Us



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## Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on the 30th October 2024. 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 20 working days thereafter. For details of how to bid please read our Online Auction Buying Guide.

The vendor's solicitor has prepared an Auction Legal Pack. This is 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 Kerseys Solicitors, 32 Lloyds Avenue, Ipswich, IP1 3HD. For the attention of: Mehmet Duzgun; email: mehmet.duzgun@kerseys.co.uk Tel: 01473 407107. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

## Location

Sunnyholme is situated in a lovely position in the parish of Rishangles between Debenham and Eye. The property enjoys wonderful views to the rear over meadowland.

Debenham (3 miles) itself is a picturesque and historic village which benefits from excellent local amenities including a small supermarket, hardware store, newsagents, tea shop, doctor's surgery, butchers, post office, greengrocers, veterinary practice, public houses and a leisure centre. It is also served by well regarded schools, Sir Robert Hitcham CEVAP Primary School and Debenham High School. Eye (5 miles) is a well-served town with two supermarkets, a butchers shop, a bakers, a deli, St Peter & St Paul CEVAP School and Hartismere High School and even a chocolatier!

The property is also within easy reach of London for commuting as Diss is a very short drive away (also on the bus route from Eye) with its fast and regular rail connections to London, Norwich and Cambridge. Diss also offers excellent amenities including schools, health and sport facilities as well as two supermarkets.

## Description

Sunnyholme is of brick construction with cavity walls under a tiled roof. Internally, there are two fireplaces with raised tile hearths. As well as the sitting room, there is a good-sized dining room and kitchen. Off the kitchen is a lean-to greenhouse/conservatory. There are two double bedrooms and a single bedroom, along with a bathroom. The property is of need of modernisation.

There are front and rear gardens, as well as 2.13 acres of meadowland that is flat in topography and has good road frontage.

## Tenure

The property is sold freehold with vacant possession



## The Accommodation

### Ground Floor

A timber front door provides access to the

#### *Hallway*

A long central straight corridor with wooden flooring. Radiator. Doorways oø to all rooms.

#### *Sitting Room* 12'1 x 12' (3.68m x 3.65m)

East facing window with a secondary glazing insert. Wooden flooring and tiled fireplace. Radiator.



#### *Dining Room* 13'2 x 12' (4.00m x 3.65m)

East facing window to the immediate garden. Radiator, ceiling light and a tiled fireplace. A serving hatch provides a link between the dining room and kitchen.



*Kitchen* 12' x 10'2 (3.65m x 3.10m)

East and south facing windows. Fitted with a range of low level wall units with wood effect work surface and stainless steel sink with drainer and mixer tap above as well as an electric water heater. A walk-in **pantry** fitted with wooden shelves and space for fridge freezer. Serving hatch to dining room. Multi-fuel burner with back boiler.



*Greenhouse/Conservatory* 16'1 x 7' (4.90m x 2.15m)

Of wood construction with a concrete floor. Corrugated Perspex roof and door to the rear garden.



*Bedroom One* 12' x 11'11 (3.65m x 3.64m)

A double bedroom with north facing window with secondary glazing providing views over the driveway and fields beyond.



*Bedroom Two* 12' x 10'10 (3.65m x 3.31m)

A double bedroom with west facing window with secondary glazing. Exposed chimney breast and built-in wardrobes. Exposed timbers and radiator.



*Bathroom*

Bath with shower above, WC and hand wash basin. Single ceiling light. Radiator.

*Bedroom Three* 11'7 x 5'8 (3.52m x 1.72m)

A single bedroom with west facing window. Wooden shelving and radiator.

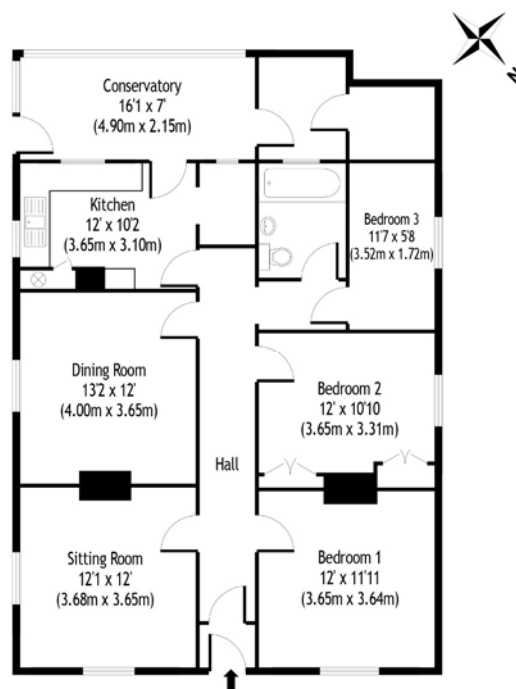


## Outside

A driveway leads to the front of the property and to a designated parking space. To the east of the bungalow is an area of lawn enclosed by mature hedging. To the west of the bungalow, there is an attractive area of meadowland measuring 2.13 acres (0.86 ha) that has been laid to pasture for many years. This area could be suitable for equestrian use, subject to the appropriate planning permissions.



Sunnyholme, Bedingfield  
Approx. Gross Internal Floor Area - 1143 Sq ft / 106 Sq M



For identification purposes only. Not to scale.  
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**Viewing** Strictly by appointment with the agent.

**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC Rating** E (full report available from the agents upon request).

**Council Tax** Band C; £1,811.31 payable per annum 2024/2025.

**Local Authority** Mid Suffolk District Council; 54 Ipswich St, Ipswich IP14 1AD ; Tel: 0300 123 4000.

## Site Plan



### 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.

*October 2024*



## Directions

Travelling in a northerly direction from Debenham, follow Aspell Road for approximately 3 miles. Turn right on the B1077 towards Bedingfield and follow the unnamed road for 0.5 miles. Park Farm will be located on the right hand side of the 90 degree corner.

For those using the What3Words app:

///dragonfly.flats.shifts



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