property details **approval form**

2 North Farm Cottage, Snetterton North End, Snetterton, Norwich, Norfolk, England, NR16 2LD
Date: 28 October 2026 **Property Ref and Version:** ATB110305 - 0006

selling your home with us!

william h brown

>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

property details **approval form**

2 North Farm Cottage, Snetterton North End, Snetterton, Norwich, Norfolk, England, NR16 2LD
Date: 28 October 2026 **Property Ref and Version:** ATB110305 - 0006

>> price

guide price £220,000

Tenure: Freehold

>> key features

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN
- Three Bedroom
- Two reception rooms
- Kitchen
- Family bathroom
- Good size rear Garden
- Drive way parking Several cars
- EPC Rating: E

>> short description

Offered with no onward chain, this three-bedroom cottage is available via Modern Method of Auction. Featuring two reception rooms, a fitted kitchen, family bathroom, generous rear garden and ample driveway parking, the property offers excellent potential in a rural Snetterton setting.

>> long description

Offered for sale with no onward chain, this charming three-bedroom cottage presents an exciting opportunity for buyers seeking a characterful home with scope to personalise and enhance. Situated in the rural village of Snetterton, the property enjoys generous outdoor space, ample parking and well-proportioned accommodation throughout. Available via the Modern Method of Auction, the property is ideally suited to those looking for a straightforward purchase with excellent potential.

property details **approval form**

2 North Farm Cottage, Snetterton North End, Snetterton, Norwich, Norfolk, England, NR16 2LD
Date: 28 October 2026 **Property Ref and Version:** ATB110305 - 0006

The accommodation is entered via a welcoming hallway and comprises a spacious living room featuring a fireplace, parquet flooring and a front-facing window creating a bright and comfortable reception space. A separate dining room benefits from herringbone flooring, an additional fireplace and a large window, providing an ideal setting for family meals and entertaining guests. The galley-style kitchen is fitted with a range of units, work surfaces, stainless steel sink and cooker space.

Externally, the property stands within established gardens, with the front garden laid mainly to lawn and a particularly generous rear garden offering plenty of space for outdoor enjoyment. A substantial driveway provides off-road parking for several vehicles. Combining character features, countryside surroundings and excellent potential, this is a property that must be viewed to be fully appreciated by prospective purchasers.

>> directions

>> Agent Note

property details **approval form**

2 North Farm Cottage, Snetterton North End, Snetterton, Norwich, Norfolk, England, NR16 2LD
Date: 28 October 2026 **Property Ref and Version:** ATB110305 - 0006

>> room description

Auctioneer's Comments
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Hall

Wc

Living Room
13' 9" x 13' (4.19m x 3.96m)
Double glazed window to front aspect, radiator, fire place, parquet flooring

Dining Room
12' 2" x 8' 9" (3.71m x 2.67m)
The dining room features herringbone floor, a fire place and a large window

Kitchen
9' 9" x 6' 3" (2.97m x 1.91m)
The galley style kitchen features a cooker, stainless steel sink, large window, worktop and base/ceiling units.

Bedroom1
14' x 12' 1" (4.27m x 3.68m)
double glazed window to front aspect, radiator, fitted wardrobes.

Bedroom 2
12' 1" x 11' 1" (3.68m x 3.38m)
double glazed window, radiator, fire place.

Bedroom 3
11' 2" x 8' 3" (3.40m x 2.51m)
double glazed window to rear aspect, fitted carpet.

property details **approval form**

2 North Farm Cottage, Snetterton North End, Snetterton, Norwich, Norfolk, England, NR16 2LD
Date: 28 October 2026 **Property Ref and Version:** ATB110305 - 0006

>> room description

Landing
Front Garden
Laid to lawn.

Rear Garden
mainly laid to lawn.

Drive Way

property details **approval form**

2 North Farm Cottage, Snetterton North End, Snetterton, Norwich, Norfolk, England, NR16 2LD
Date: 28 October 2026 **Property Ref and Version:** ATB110305 - 0006

>> room description

property details **approval form**

2 North Farm Cottage, Snetterton North End, Snetterton, Norwich, Norfolk, England, NR16 2LD
Date: 28 October 2026 **Property Ref and Version:** ATB110305 - 0006

>> property images










property details **approval form**

2 North Farm Cottage, Snetterton North End, Snetterton, Norwich, Norfolk, England, NR16 2LD
Date: 28 October 2026 **Property Ref and Version:** ATB110305 - 0006

>> property images













property details **approval form**

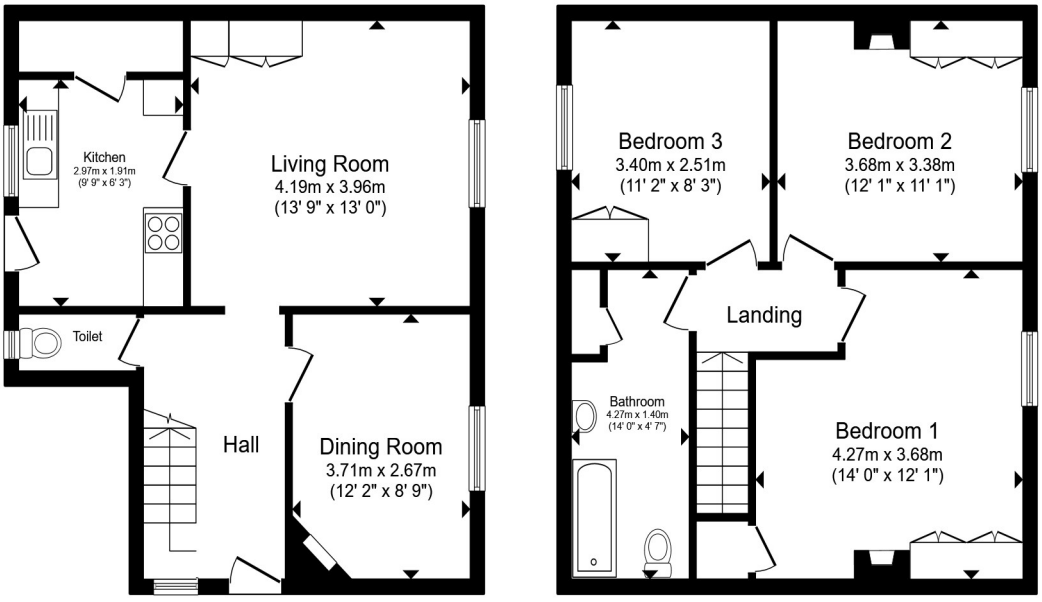
2 North Farm Cottage, Snetterton North End, Snetterton, Norwich, Norfolk, England, NR16 2LD
Date: 28 October 2026 **Property Ref and Version:** ATB110305 - 0006

>> property images

property details **approval form**

2 North Farm Cottage, Snetterton North End, Snetterton, Norwich, Norfolk, England, NR16 2LD
Date: 28 October 2026 **Property Ref and Version:** ATB110305 - 0006

>> floor plan



Total floor area 100.2 m² (1,078 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

>> approval

	Signature	Date
Michael Farrell		
Mr E.M. Skinner		