



34 Holkham Green, West Raynham
Guide Price £150,000

BELTON DUFFEY



34 HOLKHAM GREEN, WEST RAYNHAM, FAKENHAM, NORFOLK, NR21 7JW

Mid terrace 2 bedroom property on popular rural development with garden and no onward chain.

DESCRIPTION

Offered to the market with no onward chain, 34 Holkham Green is a terraced house situated on the popular Kiptons development on the outskirts of the conveniently located village of West Raynham.

The property now requires refurbishment throughout with accommodation comprising an entrance lobby, sitting room and a newly fitted kitchen/dining room with a landing upstairs leading to 2 bedrooms and a replacement bathroom. There is also the benefit of UPVC double glazed windows and doors throughout, electric night storage heating and electric radiators.

Outside, 34 Holkham Green has communal parking and a lawned rear garden. Please note that a service charge of approximately £33 per calendar month is payable covering maintenance and upkeep of the communal grounds on the development.

SITUATION

The Kiptons is a popular rural development of over 100 former RAF houses to the west of the village of West Raynham. With spacious communal grounds, the development also benefits from a social club, The Airman's Arms, sports courts outside gym, a children's nursery and play area.

West Raynham is a charming, rural village with a variety of brick and flint cottages and farmhouses and a parish church. On the edge of the village is Raynham Hall, a large estate with its own park, and well wooded and undulating surrounding countryside. The market towns of Fakenham and Swaffham are within close proximity and the north Norfolk coast, an Area of Outstanding Natural Beauty, is a comfortable drive away.

ENTRANCE LOBBY

A partly glazed composite door leads from the front of the property into the entrance lobby with staircase to the first floor landing, vinyl flooring and a door leading into:

SITTING ROOM

4.04m x 3.18m (13' 3" x 10' 5")

Built-in shelved storage cupboard, electric storage heater, TV and telephone points, window to the front and a door leading into:



KITCHEN/BREAKFAST ROOM

5.0m x 2.78m (16' 5" x 9' 1")

A range of wall and base units with laminate worktops and upstands incorporating a stainless steel sink with a mixer tap over, an electric over and hob with a fitted extractor fan. Spaces and plumbing for a washing machine and fridge/freezer.

Understairs storage cupboard, shelved airing cupboard housing the hot water cylinder and an electric storage heater. UPVC window to the rear and partly glazed UPVC door leading into the rear garden

FIRST FLOOR LANDING

Night storage heater, loft hatch and doors to the 2 bedrooms and bathroom.

BEDROOM 1

4.1m x 3.18m (13' 5" x 10' 5")

Built in double wardrobe, electric panel heater, UPVC window to the front

BEDROOM 2

2.78m x 2.69m (9' 1" x 8' 10")

Electric panel heater, built in storage cupboard and UPVC window overlooking to the rear.

BATHROOM

2.22m x 1.97m (7' 3" x 6' 6")

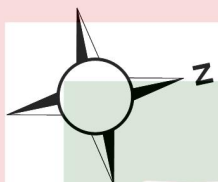
A white suite comprising a bath with a mixer shower over, pedestal wash basin and WC. Vinyl flooring, wall panelling, white towel radiator, extractor fan and a window to the rear with obscured glass.

OUTSIDE

34 Holkham Green is approached across a well maintained communal front lawned area via a concrete path to the front door with a storm porch. The rear garden is laid to lawn with a concrete pathway leading to the rear door.

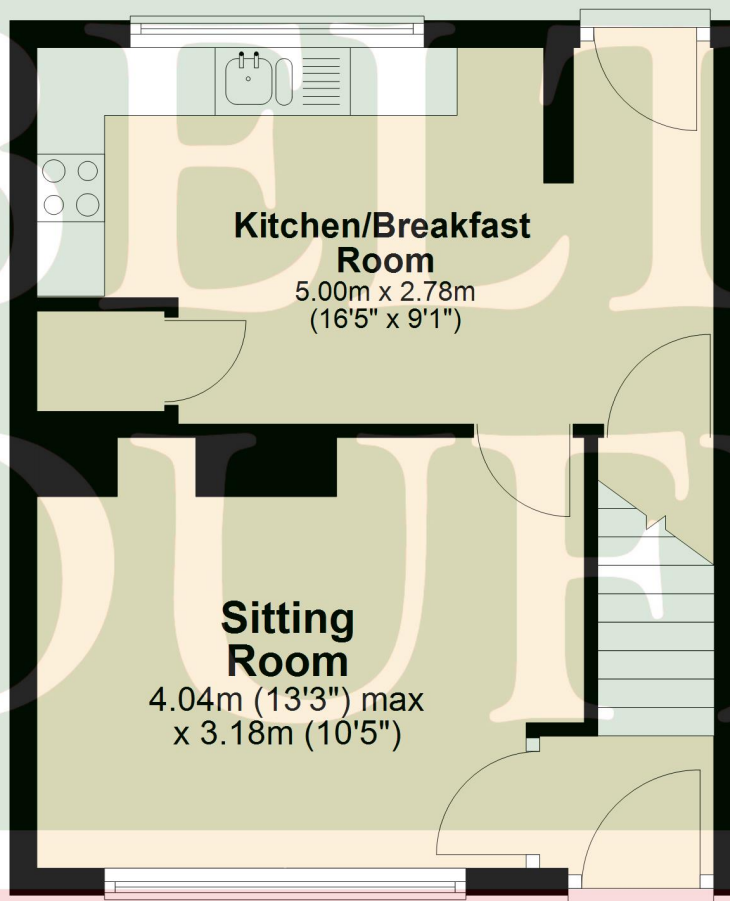
DIRECTIONS

Leaving Fakenham on the A1065 heading towards Swaffham passing through Hempton and take the next right signposted Helhoughton. Continue through Helhoughton and out again and into the open countryside for approximately 3 miles into West Raynham. Where the road bends sharply to the right, turn left into Felbrigg Walk, then take the first left onto Oxburgh Square, following this road you will come to parking spaces on the right, Holkham Green can then be found on the left. You can take a short walk across the lawn to number 34.



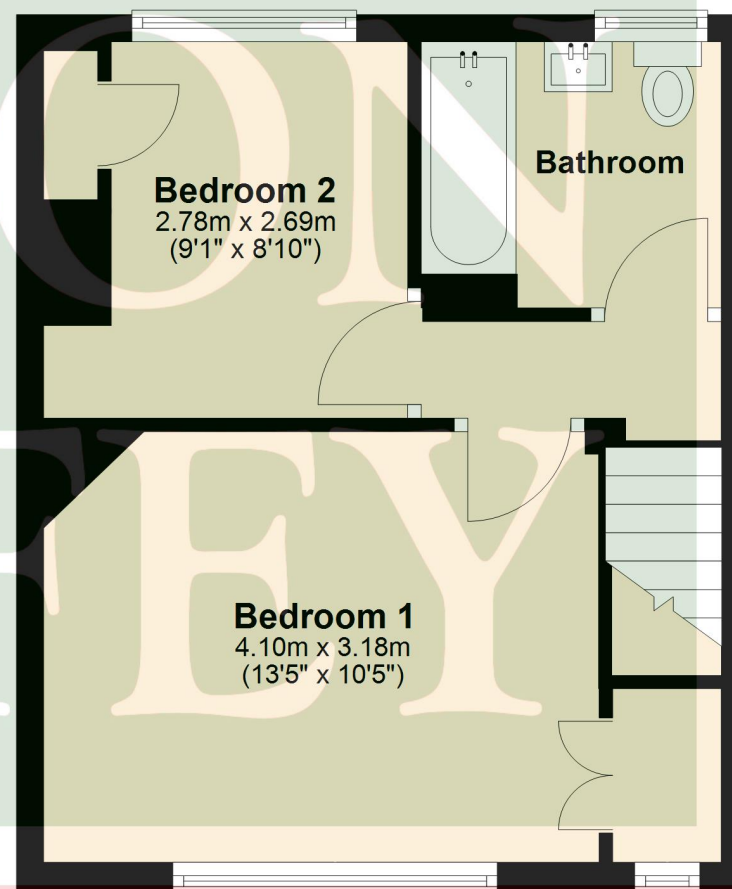
Ground Floor

Approx. 30.4 sq. metres (327.4 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.5 sq. feet)



Total area: approx. 60.8 sq. metres (654.0 sq. feet)

OTHER INFORMATION

Mains electricity, mains water and mains drainage. Electric night storage heating and electric radiators. EPC Rating D.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council tax Band A.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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