



**48 Oxburgh Square, West Raynham**  
**Guide Price £145,000**

**BELTON DUFFEY**



# 48 OXBURGH SQUARE, WEST RAYNHAM, NORFOLK, NR21 7JP

Mid terrace 2 bedroom house on a popular rural development. No onward chain.

## DESCRIPTION

Offered to the market with no onward chain, 48 Oxburgh Square is a mid terrace house situated on the popular Kiptons development on the outskirts of the conveniently located village of West Raynham.

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

Outside, 48 Oxburgh Square 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 public house, The Airman's Arms, a hair salon, sports courts and 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

4.07m x 3.52m (13' 4" x 11' 7")

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

## KITCHEN/DINING ROOM

5.02m x 2.81m (16' 6" x 9' 3")

A range of base and wall units with laminate worktops incorporating a stainless steel sink unit. Integrated oven and electric hob with a stainless steel splashback and an extractor over, space for a fridge freezer and space and plumbing for a washing machine. Vinyl flooring, night storage heater and an electric wall heater, extractor fan and an understairs storage cupboard. A further cupboard which also houses the hot water cylinder, window overlooking the rear garden and a partly glazed composite door leading outside.



## **FIRST FLOOR LANDING**

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

## **BEDROOM 1**

4.12m x 3.53m (13' 6" x 11' 7")

Built-in double wardrobe cupboard with a small window. Electric radiator and a window to the front.

## **BEDROOM 2**

3.00m x 2.81m (9' 10" x 9' 3")

Chimney breast with a built-in cupboard to 1 side with a hanging rail, electric radiator and a window overlooking the rear garden.

## **BATHROOM**

1.85m x 1.81m (6' 1" x 5' 11")

A white suite comprising a bath with an electric shower over and a folding glass shower screen, pedestal wash basin and WC. Vinyl flooring, partly tiled walls, extractor fan and a window to the rear with obscured glass.

## **OUTSIDE**

48 Oxburgh Square stands behind a lawned garden to the front with a concrete pathway leading to the entrance door of the property with a storm porch over.

The rear garden has fenced and hedged boundaries with a lawn and a concrete pathway to the kitchen door. A tall timber gate provides pedestrian access to the rear of the garden.

## **DIRECTIONS**

Leave Fakenham on the A1065 heading towards Swaffham passing through Hempton and take the next right signposted Helhoughton.

Continue through Helhoughton and out again into open countryside for approximately 3 miles and on into West Raynham. Where the road bends sharply to the right, turn left into The Kiptons and left into Felbrigg Walk before the road bends to the right. Turn immediately right and then left into Oxburgh Square where number 48 is located approximately halfway along, as indicated by the Belton Duffey 'For Sale' board.

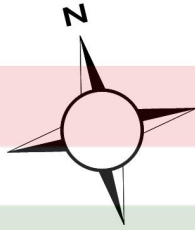
## **OTHER INFORMATION**

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

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

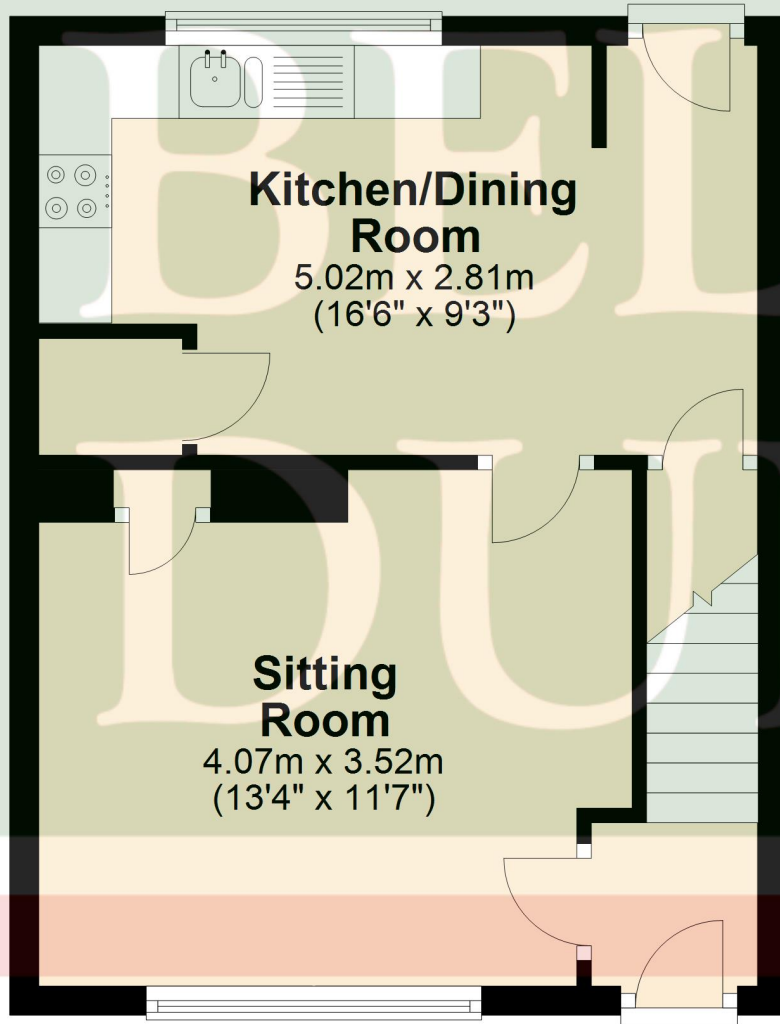
## **TENURE**

This property is for sale Freehold.



## Ground Floor

Approx. 32.0 sq. metres (344.1 sq. feet)



### Kitchen/Dining Room

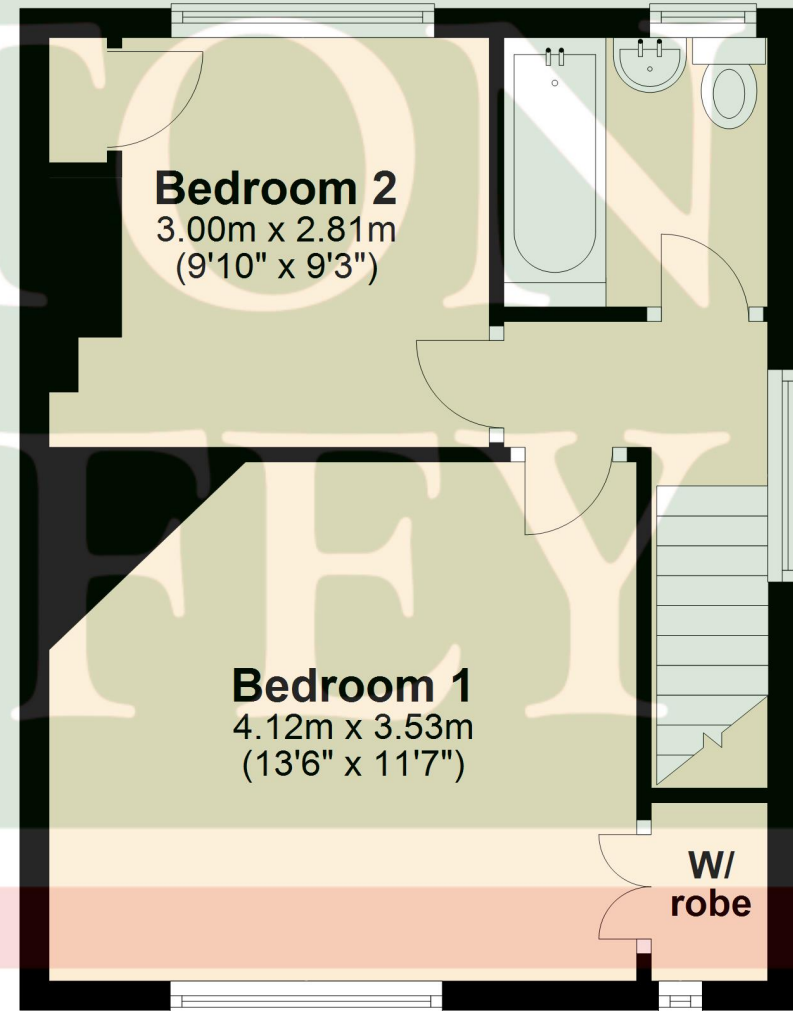
5.02m x 2.81m  
(16'6" x 9'3")

### Sitting Room

4.07m x 3.52m  
(13'4" x 11'7")

## First Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



### Bedroom 2

3.00m x 2.81m  
(9'10" x 9'3")

### Bedroom 1

4.12m x 3.53m  
(13'6" x 11'7")

W/  
robe

Total area: approx. 63.7 sq. metres (685.6 sq. feet)

## VIEWING

Strictly by appointment with the agent.





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