



17 Barsham Close, West Raynham
Offers in the region of £140,000

BELTON DUFFEY



17 BARSHAM CLOSE, WEST RAYNHAM, FAKENHAM, NORFOLK, NR21 7JL

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

DESCRIPTION

Offered to the market with no onward chain, 17 Barsham Close is a mid terrace house situated on the popular Kiptons development on the outskirts of the conveniently located village of West Raynham.

The property comprises an entrance hall, sitting room and kitchen on the ground floor with 2 bedrooms and a bathroom upstairs. There is also the benefit of UPVC double glazed windows and doors throughout with electric night storage heaters and electric radiators.

Outside, 17 Barsham Close has its own garden to the rear and communal parking nearby. Please note there is a service charge applicable per calendar month 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 HALL

Partly glazed UPVC door leads from the front of the property into the entrance hall with vinyl flooring and staircase to the first floor landing. Door leading into:

SITTING ROOM

4.03m x 3.55m (13' 3" x 11' 8")

Electric storage heater, picture rail, TV and phone point, shelved storage cupboard, and UPVC window to the front. Door leading into:



KITCHEN/DINING ROOM

5m x 2.79m (16' 5" x 9' 2")

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

Understairs storage cupboard, shelved airing cupboard housing the hot water cylinder, electric storage heater, and wall mounted fan heater. UVPC window to the rear and partly glazed UVPC door leading out onto the rear garden.

FIRST FLOOR LANDING

Electric storage heater, loft hatch, smoke detector .

BEDROOM 1

4.09m x 3.55m (13' 5" x 11' 8")

Built in double wardrobe, electric panel heater, picture rail, TV point and UVPC window to the front.

BEDROOM 2

3.03m x 2.79m (9' 11" x 9' 2")

Electric panel heater, picture rail, built in cupboard and UVPC window overlooking the rear.

BATHROOM

1.87m x 1.87m (6' 2" x 6' 2")

A suite comprising a panelled bath, wall mounted wash hand basin and WC. Vinyl flooring, partially tiled walls, white towel radiator and UVPC radiator to the rear.

OUTSIDE

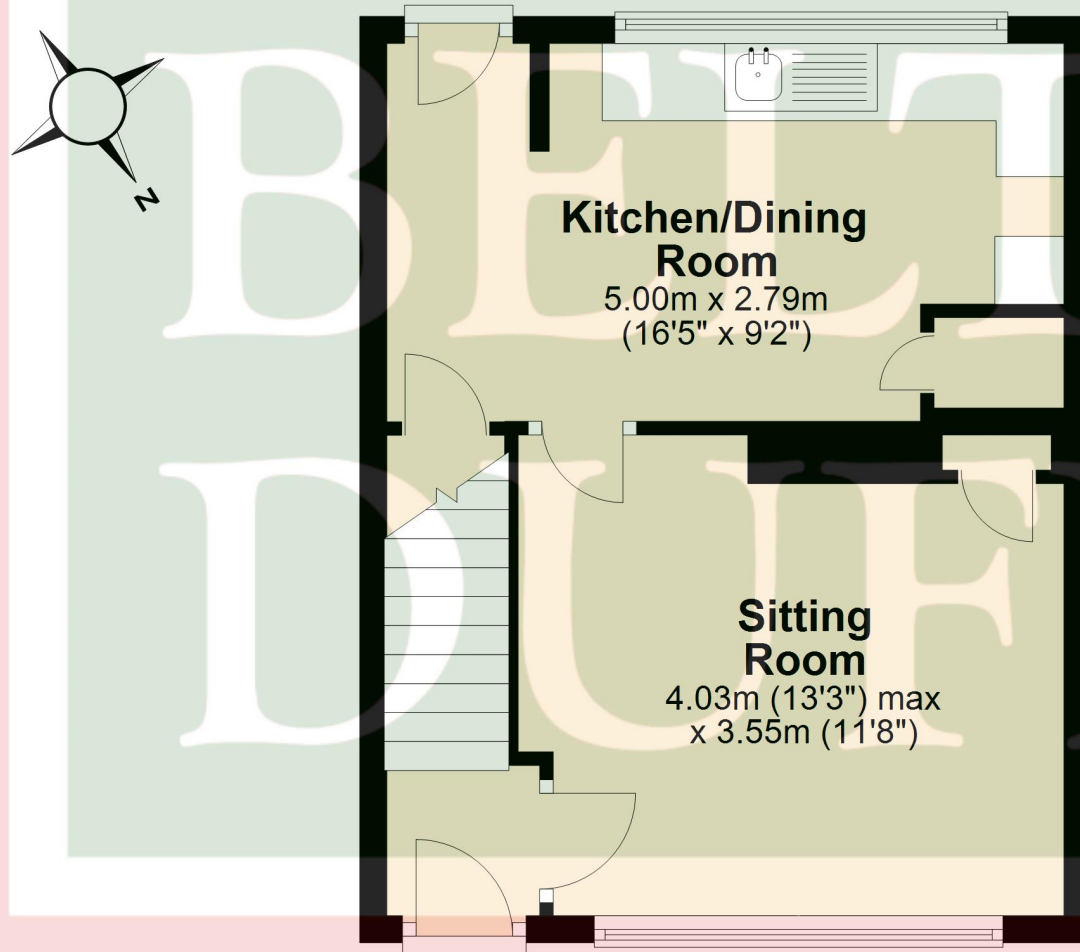
17 Barsham Close is approached across a well maintained communal front lawned area via a concrete path to the front door with storm porch. The rear garden, with grass and concrete pathway, is fenced with conifer hedging to the furthest boundary and a pedestrian gate leading onto Oxburgh Square.

DIRECTIONS

Leave Fakenham on the 1065 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. Continue down and you will see parking spaces for Barsham Close on the right hand side. You can then take the short walk down the Close to No. 17.

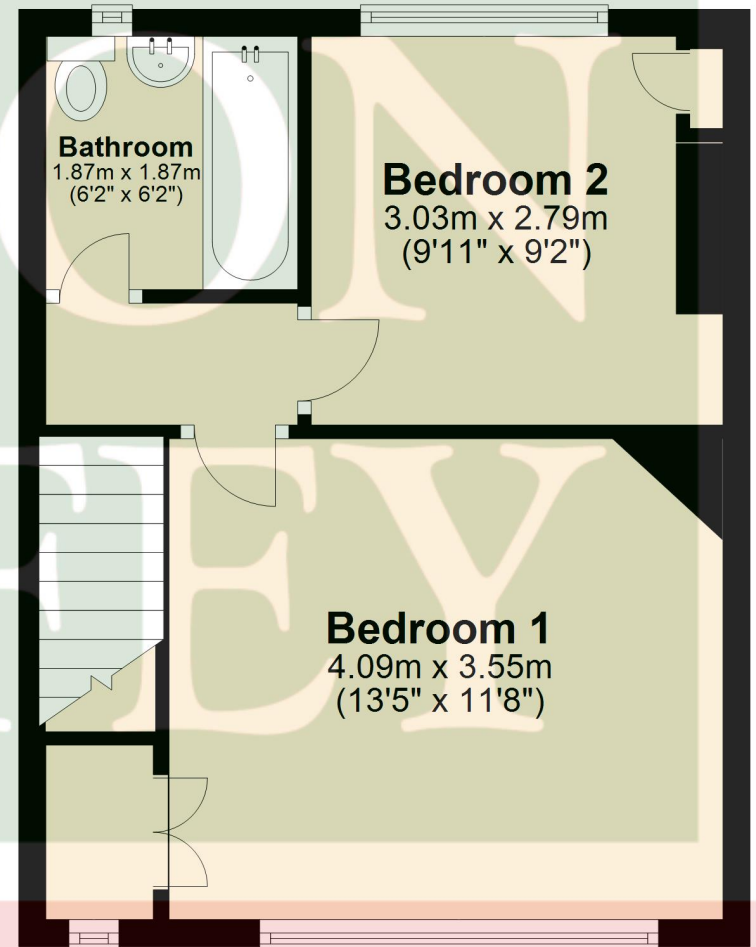
Ground Floor

Approx. 31.1 sq. metres (335.2 sq. feet)



First Floor

Approx. 32.3 sq. metres (348.2 sq. feet)



Total area: approx. 63.5 sq. metres (683.4 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. Telephone (01263) 513811. Council tax Band A.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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