



**51 Oxburgh Square, West Raynham**  
**£160,000**

**BELTON DUFFEY**



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

An end terrace house situated on a popular rural development with refurbished 2 bedroom accommodation and gardens. No onward chain.

## DESCRIPTION

Offered to the market with no onward chain, 51 Oxburgh Square is an end terrace house situated on the popular Kiptons development on the outskirts of the conveniently located village of West Raynham.

The property has been refurbished with accommodation comprising an entrance hall, sitting room and a replacement 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, floor coverings and electric night storage heating and electric radiators.

Outside, 51 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 HALL

A partly glazed UPVC door leads from the side of the property into the entrance hall with staircase to the first floor landing, vinyl flooring, coat hooks and smoke detector. Door leading into:

## SITTING ROOM

4.05m x 3.55m (13' 3" x 11' 8")

Electric storage heater, picture rail, shelved storage cupboard and a UPVC window fitted curtains to the front. Door leading into:



## **KITCHEN/DINING ROOM**

5.00m x 2.82m (16' 5" x 9' 3")

A range of cream wall and base units with laminate worktops and upstands incorporating a stainless steel one and a half bowl sink with swan neck mixer tap. Integrated oven and ceramic hob with stainless steel splashback and extractor hood over, spaces and plumbing for a washing machine and fridge freezer.

Understairs storage cupboard, shelved airing cupboard housing the hot water cylinder, electric storage heater, high level electric meter cupboard, electric convector heater and vinyl flooring. UPVC window with fitted blinds to the rear and a partly glazed UPVC door leading outside to the rear garden.

## **FIRST FLOOR LANDING**

Electric storage heater, loft hatch, smoke detector and a UPVC window with a fitted blind to the side.

## **BEDROOM 1**

4.11m x 3.57m (13' 6" x 11' 9")

Built-in double wardrobe, electric panel heater, picture rail and a UPVC window with a curtain pole to the front.

## **BEDROOM 2**

3.04m x 2.83m (10' 0" x 9' 3")

Electric panel heater, picture rail, cupboard with hanging rail and a UPVC window overlooking the rear garden.

## **BATHROOM**

1.86m x 1.80m (6' 1" x 5' 11")

A suite comprising a panelled bath with an electric shower over, pedestal wash basin and WC. Vinyl flooring, tiled walls, white towel radiator and a UPVC window to the rear.

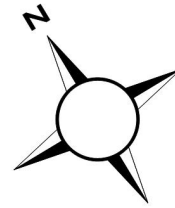
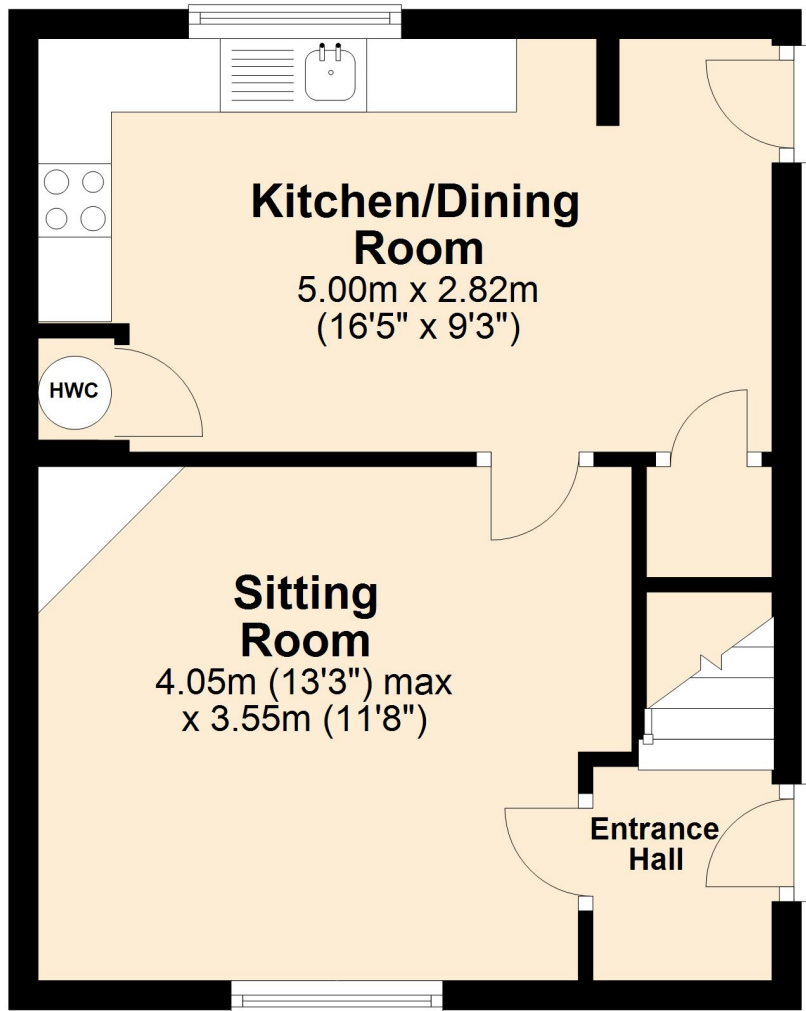
## **OUTSIDE**

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

The rear garden has fenced, hedged and walled boundaries with pedestrian gate, lawn and a concrete pathway to the kitchen/dining room with timber porch over, paved seating area and outside lighting.

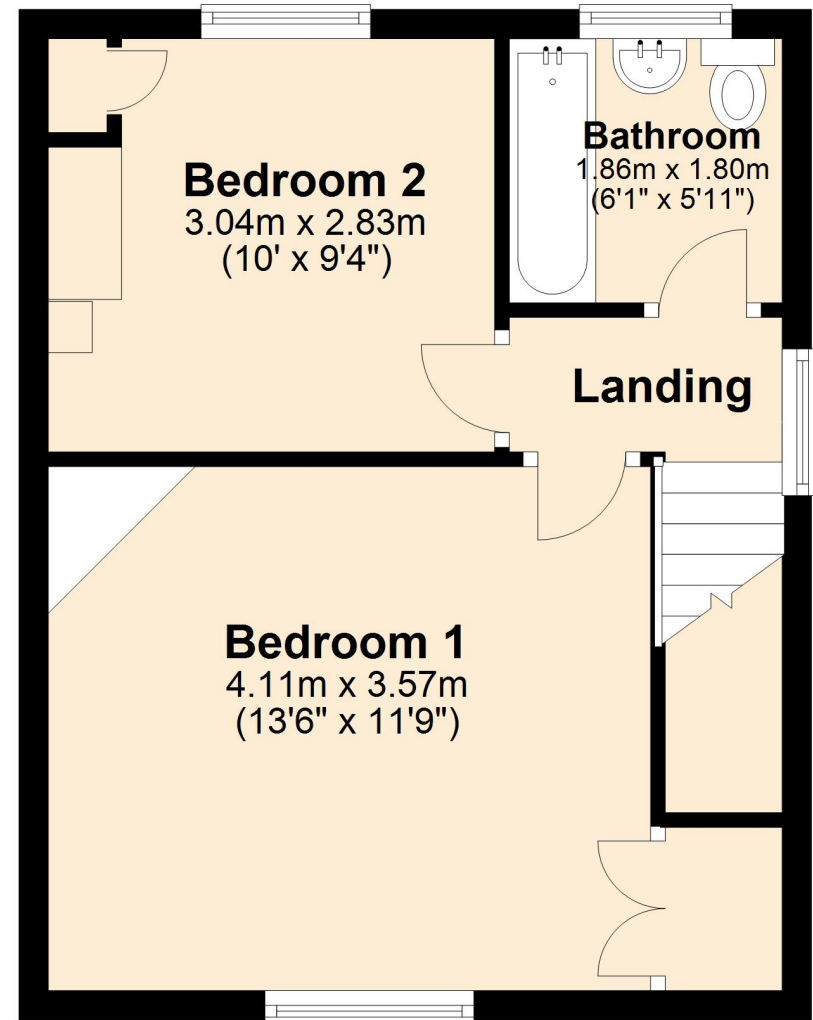
## Ground Floor

Approx. 32.2 sq. metres (346.9 sq. feet)



## First Floor

Approx. 32.5 sq. metres (350.2 sq. feet)



Total area: approx. 64.8 sq. metres (697.2 sq. feet)

## **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 51 is located approximately halfway along.

## **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. 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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