



**66 Barsham Close, West Raynham**  
**Guide Price £165,000**

**BELTON DUFFEY**





# **66 BARSHAM CLOSE, WEST RAYNHAM, FAKENHAM, NORFOLK, NR21 7JL**

A 3 bedroom semi detached house situated in an attractive setting on the edge of this popular development overlooking a tree lined green. No onward chain.

## **DESCRIPTION**

Offered to the market with no onward chain, 66 Barsham Close is a semi detached house situated on the popular Kiptons development on the outskirts of the conveniently located village of West Raynham.

The accommodation comprises an entrance hall, kitchen, dining room and sitting room with a landing upstairs leading to 3 bedrooms, a bathroom and WC. Further benefits include UPVC windows and doors throughout, mainly panelled internal doors, a modern kitchen, electric radiators, night storage heating and communal parking.

66 Barsham Close is being offered for sale with no onward chain. 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 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 composite door leads from the front of the property into the entrance lobby with staircase to the first floor landing, understairs storage cupboard, night storage heater. Window to the side of the property and door leading into:

## **KITCHEN**

3.64m x 2.84m (11' 11" x 9' 4")

A range of wall and base units with laminate worktops incorporating a one and half bowl stainless steel sink with a mixer tap over. Electric oven and hob with fitted, stainless steel splash back and extractor fan. Spaces and plumbing for a washing machine and fridge/freezer. A partly glazed composite door leads to rear garden and window overlooks the rear garden.

## **DINING ROOM**

2.84m x 2.64m (9' 4" x 8' 8")

Nigh storage heater, window overlooking the rear garden and an archway leading into:





## **SITTING ROOM**

4.32m x 3.70m (14' 2" x 12' 2")

Boarded up fireplace, night storage heater, TV and telephone points, window to the front and door leading into the hallway.

## **FIRST FLOOR LANDING**

Airing cupboard housing the hot water cylinder, loft hatch and doors to the 3 bedrooms, bathroom and WC.

## **BEDROOM 1**

3.73m x 3.70m (12' 3" x 12' 2")

Built-in double wardrobe cupboard with storage above, electric radiator and a window to the front.

## **BEDROOM 2**

3.70m x 2.84m (12' 2" x 9' 4")

Built-in double wardrobe cupboard with storage above, electric radiator and a window overlooking the rear garden.

## **BEDROOM 3**

2.78m x 2.40m (9' 1" x 7' 10")

Built-in single wardrobe cupboard, electric radiator and a window to the front.

## **BATHROOM**

1.90m x 1.63m (6' 3" x 5' 4")

A panelled bath with an electric shower with shower curtain, pedestal wash basin, vinyl flooring, partly tiled walls, white towel radiator and a window to the rear with obscured glass.

## **WC**

1.47m x 0.82m (4' 10" x 2' 8")

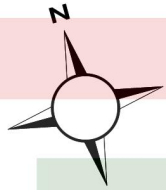
WC, vinyl flooring and a window to the rear with obscured glass.

## **OUTSIDE**

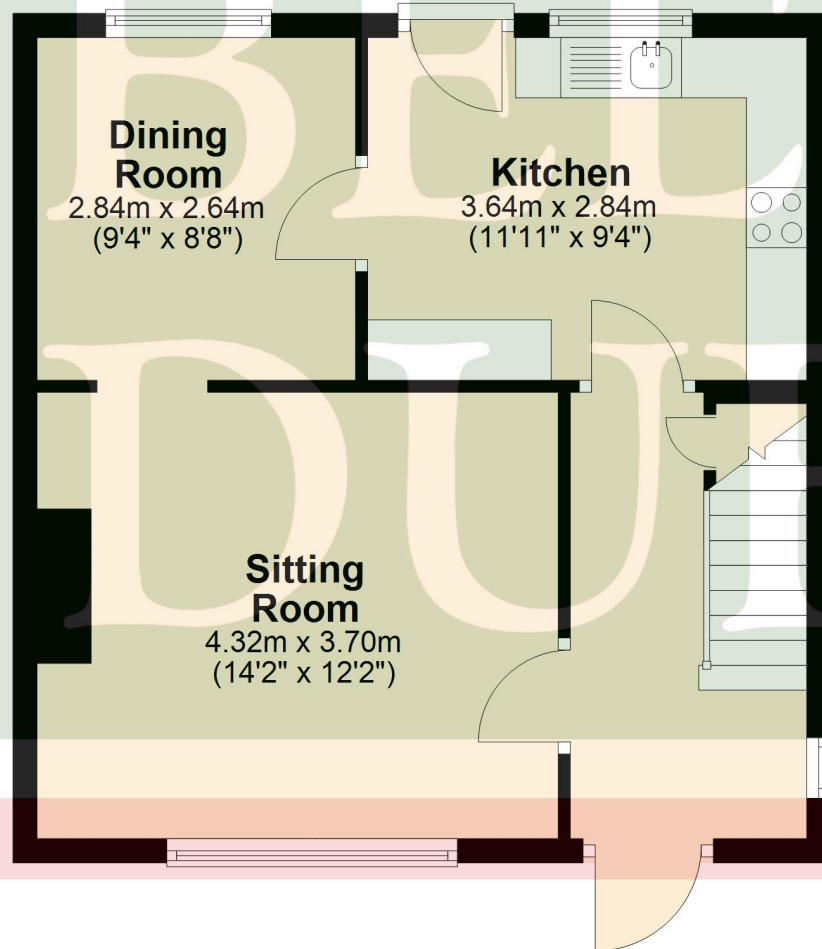
66 Barsham Close stands behind a lawned garden to the front with a concrete pathway leading to the entrance door with a storm porch over and outside light. A concrete pathway to the side of the property leads to a gate opening onto the rear garden. The garden has fenced and hedged boundaries with a lawn and a concrete pathway to the kitchen door with space for refuse bin storage to the side and access to the outbuilding. There is also a concrete pathway leading to a gate which provides access to communal parking at the rear of the property.

## Ground Floor

Approx. 44.8 sq. metres (482.6 sq. feet)

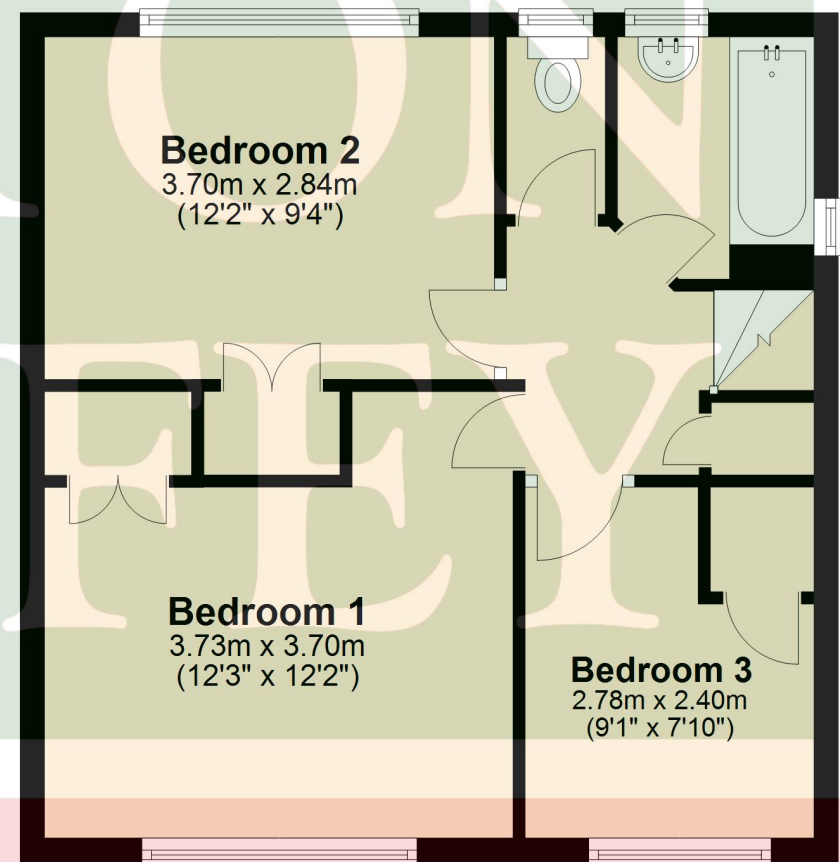


**Outbuilding**  
2.29m x 1.08m  
(7'6" x 3'7")



## First Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



Total area: approx. 86.4 sq. metres (929.5 sq. feet)



## OUTBUILDING

2.29m x 1.08m (7' 6" x 3' 7")

Useful detached brick built outbuilding.

## 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, and number 66 can be found on the left hand side.

## OTHER INFORMATION

Mains electricity, mains water and mains drainage. Night storage and electric radiator heating. EPC Rating Band D.

Borough Council of King's Lynn and West Norfolk, Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band A

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





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