



14/15 The Street, West Raynham
Guide Price £380,000

BELTON DUFFEY



14/15 THE STREET, WEST RAYNHAM, NORFOLK, NR21 7AD

A period semi-detached house with spacious flexible 3/4 bedroom, 2 bathroom accommodation and a sunny courtyard garden with a garden studio. No chain.

DESCRIPTION

14/15 The Street is a surprisingly large semi-detached period house built of brick and flint walls under a pantiled roof in a tucked away location in the picturesque village of West Raynham. Formerly 2 cottages, the property has bags of character having been refurbished and much improved by the current owner to now provide a comfortable family home.

There is flexible spacious ground floor accommodation comprising a kitchen/breakfast room, dining room, cosy sitting room and an inner hallway leading to a snug (which could also provide a fourth bedroom), bedroom 3 and a vaulted bathroom. Upstairs, the landing leads to 2 further bedrooms and a bathroom.

Traditional features abound including several fireplaces, latch doors, pamment tiled floors to the principal ground floor rooms and exposed pine floorboards upstairs. More modern conveniences include an electric boiler providing central heating to radiators and 2 luxury bathrooms. Outside, there is an attractive south westerly facing courtyard garden, gravelled garden to the rear and a useful vaulted garden studio building, suitable for a variety of uses.

Offered for sale with no onward chain, 14/15 The Street would make an ideal characterful permanent residence in a convenient location with good access to the Norfolk coastline or, perhaps, as a second home with holiday lettings potential.

SITUATION

West Raynham is a small village with a variety of brick and flint cottages and farmhouses, with the benefit of a parish church and children's play park. On the edge of the village is Raynham Hall, a large estate with its own park, and well wooded and undulating surrounding countryside. The larger village of Great Massingham has a charming green with 5 ponds and a range of facilities including a fine church, award winning Post Office stores, Cartshed tearoom, doctors' surgery, celebrated restaurant/pub, The Dabbling Duck, and a primary school.

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.



KITCHEN/BREAKFAST ROOM

4.60m x 2.75m (15' 1" x 9' 0")

A timber door leads from the gravelled garden to the rear of the property into the kitchen/breakfast room. Range of fitted base units with wood block worktops incorporating a butler sink with a chrome swan neck mixer tap, tiled splashbacks. Integrated appliances including an oven, ceramic hob and fridge, under counter dishwasher (included in sale).

Fitted display shelves, red brick fireplace, pamment tiled floor and room for a breakfast table and chairs. Double aspect windows to the rear and side and a door leading into:

DINING ROOM

4.60m x 3.84m (15' 1" x 12' 7")

Open fireplace with a painted timber surround, pamment tiled floor, fitted display shelves, staircase leading up to the first floor landing and a window to the front. Partly glazed timber door leading outside to the courtyard garden and a door leading into:

SITTING ROOM

4.20m x 3.50m (13' 9" x 11' 6")

Open fireplace with a painted timber surround, pamment tiled floor, 2 sash windows to the front and a partly glazed door leading outside. Door to:

INNER HALLWAY

3.40m x 0.85m (11' 2" x 2' 9")

Laminate flooring and doors to the snug/bedroom 4 and the ground floor bathroom.

SNUG/BEDROOM 4

3.27m x 3.09m (10' 9" x 10' 2")

Cast iron fireplace, laminate flooring and a window to bedroom 3.

GROUND FLOOR BATHROOM

2.99m x 2.40m (9' 10" x 7' 10")

Vaulted ceiling with recessed lighting and a white bathroom suite comprising a panelled bath with a shower mixer tap, chrome mixer shower and glass screen over, pedestal wash basin and WC. Tiled floor and splashbacks, vertical radiator, extractor fan, porthole window to the south and an arched window to the west with obscured glass. Door leading into:



BEDROOM 3

3.00m x 2.80m (9' 10" x 9' 2")

Laminate flooring, double aspect windows to the rear and side and a timber door leading outside to the gravelled garden to the rear of the property.

FIRST FLOOR LANDING

Exposed pine floorboards, loft hatch and doors to the 2 upstairs bedrooms and bathroom.

BEDROOM 1

3.88m x 3.65m (12' 9" x 12' 0")

Exposed pine floorboards and a window to the front.

BEDROOM 2

4.20m x 3.50m (13' 9" x 11' 6") at widest points.

Cast iron fireplace, exposed pine floorboards and a window to the front.

FIRST FLOOR BATHROOM

4.25m x 2.70m (13' 11" x 8' 10")

A white suite comprising a roll top bath on ball and claw feet, pedestal wash basin and WC. Airing cupboard housing the electric boiler and hot water cylinder, exposed pine floorboards, tiled splashbacks and a window to the rear.

OUTSIDE

Number 14/15 is accessed off The Street via a pedestrian right of way over a gravelled walkway to the front of the property leading to the front entrance door.

A picket gate leads around to the side of the property where there is a south westerly facing courtyard garden which has been laid out for ease of maintenance. Step leading up to a sandstone paved terrace with a fenced boundary planted with climbing plants, outside lighting and French doors leading into the garden studio building. A paved walkway leads to the rear of the property where there is a small gravelled garden with perimeter borders, outside lighting and entrance doors to the property and garden studio. Right of way over a walkway onto The Street.

Unrestricted on-street parking is available immediately outside the cottage on The Street.



GARDEN STUDIO

4.09m x 3.70m (13' 5" x 12' 2")

Brick and flint built garden studio building with a vaulted ceiling, pamment tiled floor, storage cupboard, power points, 2 windows to the side and French doors leading outside to the courtyard garden.

DIRECTIONS

Take the A1065 out of Fakenham heading south west towards Swaffham and, after approximately 4 miles, turn right signposted West Raynham. On entering the village, you will reach the village green, fork right and you will see the property set back from the road on the left-hand side, opposite the village hall.

OTHER INFORMATION

Mains electricity, mains water and shared private drainage. Electric boiler providing central heating to radiators. EPC Rating Band F.

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

TENURE

This property is for sale Freehold.

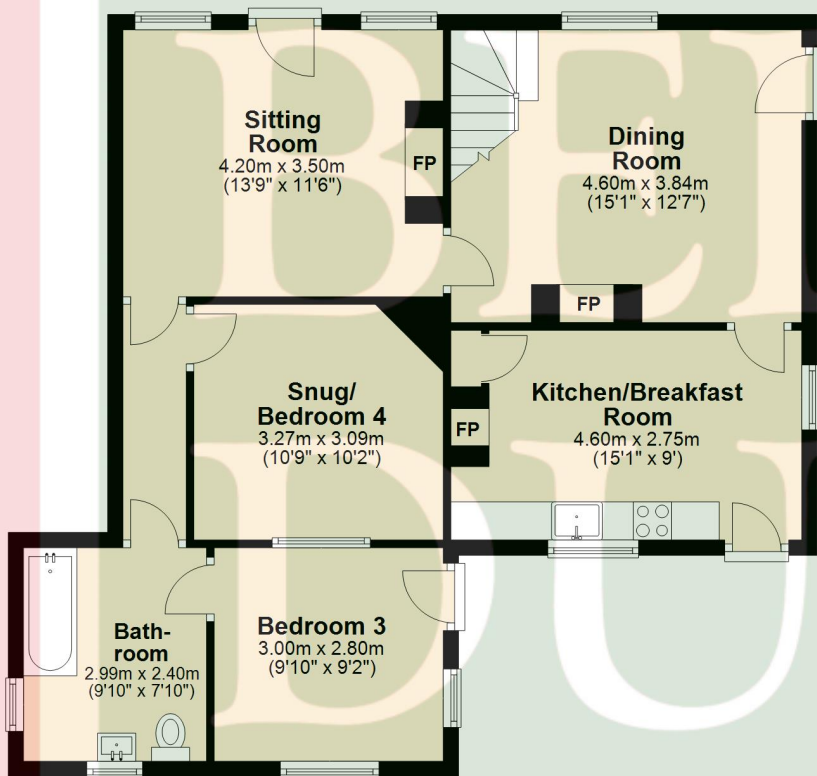
VIEWING

Strictly by appointment with the agent.



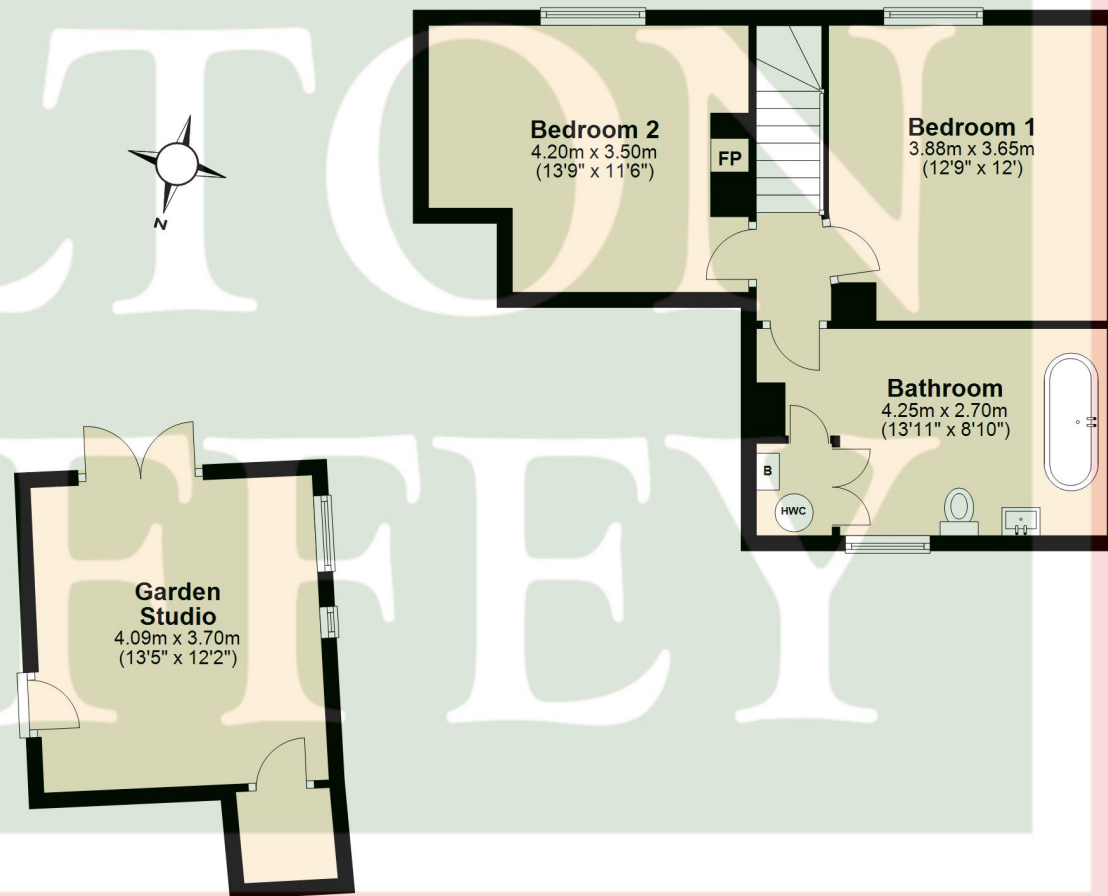
Ground Floor

Approx. 91.9 sq. metres (989.1 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.4 sq. feet)



Total area: approx. 138.8 sq. metres (1493.5 sq. feet)



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