



102 Raynham Way, West Raynham
Guide Price £230,000

BELTON DUFFEY



102 RAYNHAM WAY, WEST RAYNHAM, NORFOLK, NR21 7JT

A semi detached house situated in an attractive setting on the edge of this popular development overlooking tree lined countryside.

DESCRIPTION

102 Raynham Way is a semi detached house situated on the edge of the popular Kiptons development in an attractive setting overlooking tree lined countryside to the front. The property has a small lawned front garden and a west facing garden to the rear with a lawn, a useful utility/store with communal parking available close by.

The property has accommodation comprising an entrance hall, kitchen with a separate dining room, sitting room and a landing upstairs leading to 3 bedrooms, a bathroom and WC. Further benefits include UPVC double glazed windows and doors throughout, a modern kitchen, electric radiator heating and a fireplace housing a wood burning stove in the sitting room.

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, with the benefit of a village primary school 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 front of the property into the entrance hall with staircase leading up to the first floor landing. Understairs storage cupboard, electric radiator, window to the side and doors to the sitting room and kitchen.

SITTING ROOM

4.3m x 3.72m (14' 1" x 12' 2")

Tiled fireplace housing a wood burning stove on a pamment tiled hearth, electric radiator, TV point, picture rail, window to the front and a door to the dining room.

KITCHEN

3.66m x 2.86m (12' 0" x 9' 5")

A range of contemporary gloss white wall and base units with laminate worktops incorporating a one and a half bowl stainless steel sink with chrome swan neck mixer tap, tiled splashbacks. Integrated oven and ceramic hob with a stainless steel extractor hood over, space and plumbing for a dishwasher and space for a freestanding fridge freezer. Vinyl flooring, plinth heater, window overlooking the rear garden and a partly glazed UPVC door leading outside. Door to:



DINING ROOM

2.86m x 2.64m (9' 5" x 8' 8")

Electric radiator and a window overlooking the rear garden.

FIRST FLOOR LANDING

Airing cupboard housing the hot water cylinder, loft hatch.

BEDROOM 1

3.74m x 3.72m (12' 3" x 12' 2") at widest points.

Extensive range of fitted wardrobe cupboards, electric radiator and a window to the front.

BEDROOM 2

3.69m x 2.88m (12' 1" x 9' 5")

Fitted wardrobe cupboard, electric radiator and a window overlooking the rear garden.

BEDROOM 3

2.79m x 2.41m (9' 2" x 7' 11") at widest points.

Currently used as a study. Built-in storage cupboard and a window to the front.

BATHROOM

A white panelled bath with an electric shower over and folding glass shower screen, pedestal wash basin. Tiled walls, vinyl flooring, chrome towel radiator, extractor fan and windows with obscured glass to the side and rear.

WC

WC, small chrome towel radiator and a window to the rear with obscured glass.

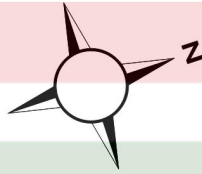
OUTSIDE

102 Raynham Way is approached through a timber pedestrian gate leading to a small lawned front garden bounded by a picket fence. Concrete pathway to the front entrance porch with an outside light, shrub beds.

A gate leads to the west facing rear garden which is fenced to the boundaries with a lawn, shrub beds and a mature tree, concrete pathways. There is also a useful covered store and a utility area where there are spaces and plumbing for a washing machine, stacked tumble dryer and fridge freezer. Water tap, outside lighting and a communal parking area close by.

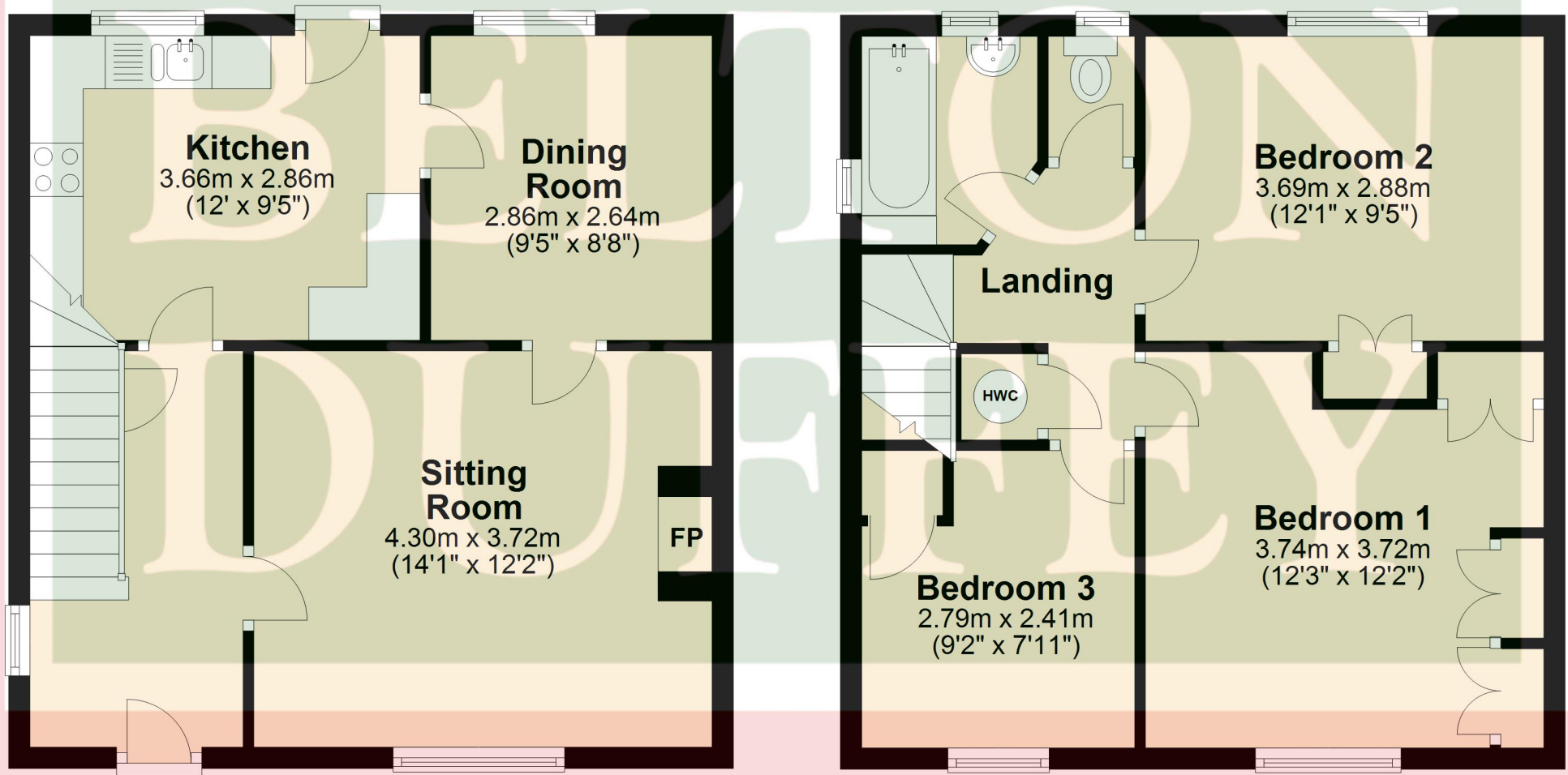
Ground Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



Total area: approx. 85.3 sq. metres (917.9 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. Take the first right and follow the road to the end where you will see number 102, the last house on the left-hand side, opposite the allocated parking area.

OTHER INFORMATION

Mains electricity, mains water and mains drainage. Electric radiator heating. EPC Rating Band E.

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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