



**85 Blickling Street, West Raynham**  
**Offers in Excess of £175,000**

**BELTON DUFFEY**





# **85 BLICKLING STREET, WEST RAYNHAM, NORFOLK, NR21 7JR**

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**

85 Blickling Street is a semi detached house situated on the edge of the popular Kiptons development in an attractive setting overlooking a tree lined green to the rear. The property has a small lawned front garden and a good sized lawned rear garden with a useful outbuilding. 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, panelled internal doors, a modern kitchen, electric radiator heating and communal parking.

85 Blickling Street 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 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 composite door leads from the front of the property into the entrance hall with staircase to the first floor landing, fitted storage cupboard and understairs storage space, electric radiator. Doors to the kitchen and sitting room.

## **KITCHEN**

3.65m x 2.45m (12' 0" x 8' 0")

A range of base and wall units with laminate worktops and upstands incorporating a one and half bowl stainless steel sink unit, tiled splashbacks. Integrated oven and electric hob with a stainless steel splashback and an extractor hood over, space for a fridge freezer and space and plumbing for a washing machine. Vinyl flooring, extractor fan, window overlooking the rear garden and a partly glazed composite door leading outside. Door to:

## **DINING ROOM**

3m x 2.57m (9' 10" x 8' 5")

Electric radiator, window overlooking the rear garden and a door leading into:





## **SITTING ROOM**

4.66m x 3.36m (15' 3" x 11' 0")

Boarded up fireplace, electric radiator, TV and telephone points and a window to the front.

## **FIRST FLOOR LANDING**

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

## **BEDROOM 1**

4.66m x 3.38m (15' 3" x 11' 1")

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

## **BEDROOM 2**

3.7m x 2.57m (12' 2" x 8' 5")

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

## **BEDROOM 3**

4.25m x 2.15m (13' 11" x 7' 1")

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

## **BATHROOM**

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

## **WC**

WC and a window to the rear with obscured glass.

## **OUTSIDE**

85 Blickling Street 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. Communal parking is available to the front of the property.

## **OUTBUILDING**

2.3m x 1.08m (7' 7" x 3' 7")

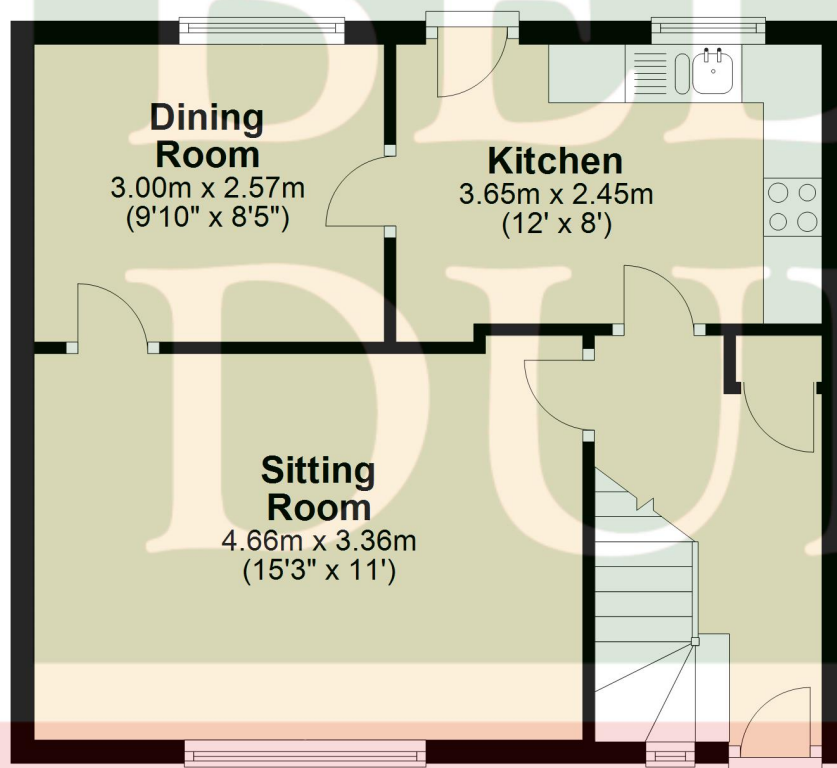
Useful detached brick built outbuilding.

**Outbuilding**  
2.30m x 1.08m  
(7'7" x 3'7")



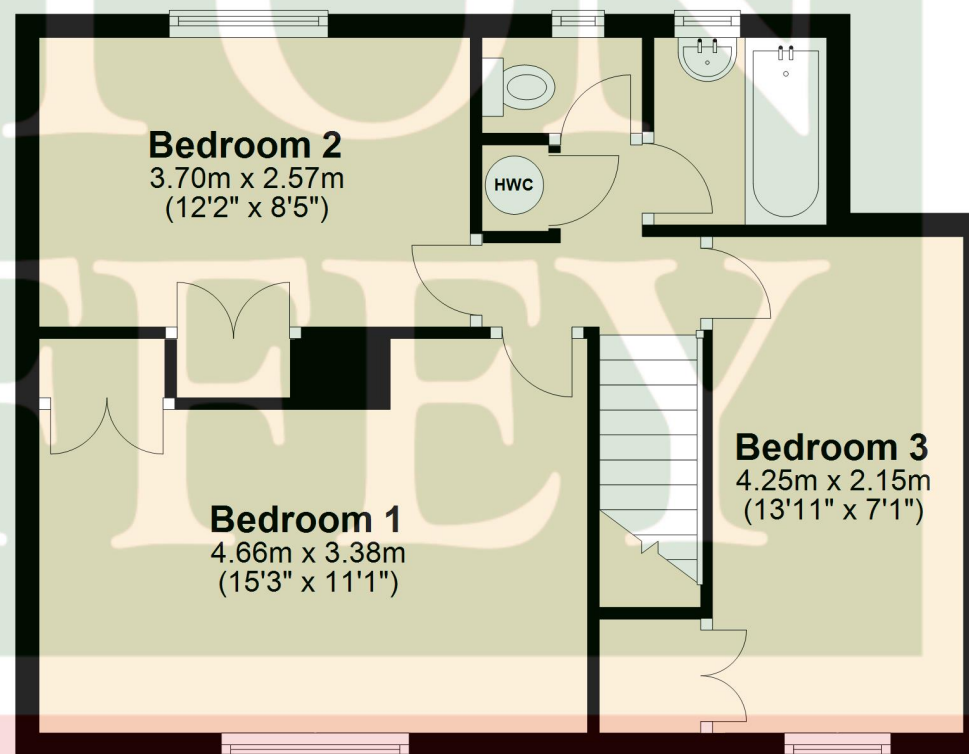
## Ground Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



## First Floor

Approx. 45.0 sq. metres (484.9 sq. feet)



Total area: approx. 88.0 sq. metres (947.7 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 take the fourth left into into Holkham Green. Turn right at the end onto Blickling Street where you will see number 85 further up on the left, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains electricity, mains water and mains drainage. 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. Telephone (01553) 616200. Council Tax Band A.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://www.beltonduffey.com)

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