



**38 Holkham Green, West Raynham**  
Guide Price £135,000

**BELTON  
DUFFEY**

## 38 Holkham Green

West Raynham,  
Norfolk, NR21 7JW



*A 2 bedroom end terrace house situated in an attractive setting on this popular development. No onward chain.*

### DESCRIPTION

Offered to the market with no onward chain, 38 Holkham Green is a end terrace 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/breakfast room and sitting room with a landing upstairs leading to 2 bedrooms, a bathroom. Further benefits include UPVC windows and doors throughout, panelled internal doors, a modern kitchen, electric radiator heating and lawned gardens to the front and rear with communal parking.

38 Holkham Green is being offered for sale with no onward chain. Please note that a service charge of approximately £35 per calendar month is payable covering maintenance and upkeep of the communal grounds on the development.

### GROUND FLOOR

A partly glazed UPVC door leads into the entrance hall with staircase to the first floor landing. Door to sitting room, which leads to the kitchen, where there is a partly glazed door leading outside to the rear garden

### FIRST FLOOR LANDING

The first floor landing has doors to 2 bedrooms, family bathroom and an electric radiator.



***what3words: ///forces.springing.operated***

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## **OUTSIDE**

38 Holkham Green stands behind a wrap around lawned garden with a concrete pathway leading to the side entrance door with a storm porch. The rear garden has fenced boundaries with a lawn, rear access gate and a concrete pathway to the kitchen door with space for refuse bin storage to the side. There is also a concrete pathway from the side of the property to communal parking.

## **SERVICES AND EPC RATING**

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

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

## **TENURE**

This property is for sale Freehold.

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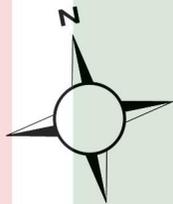




## SITUATION

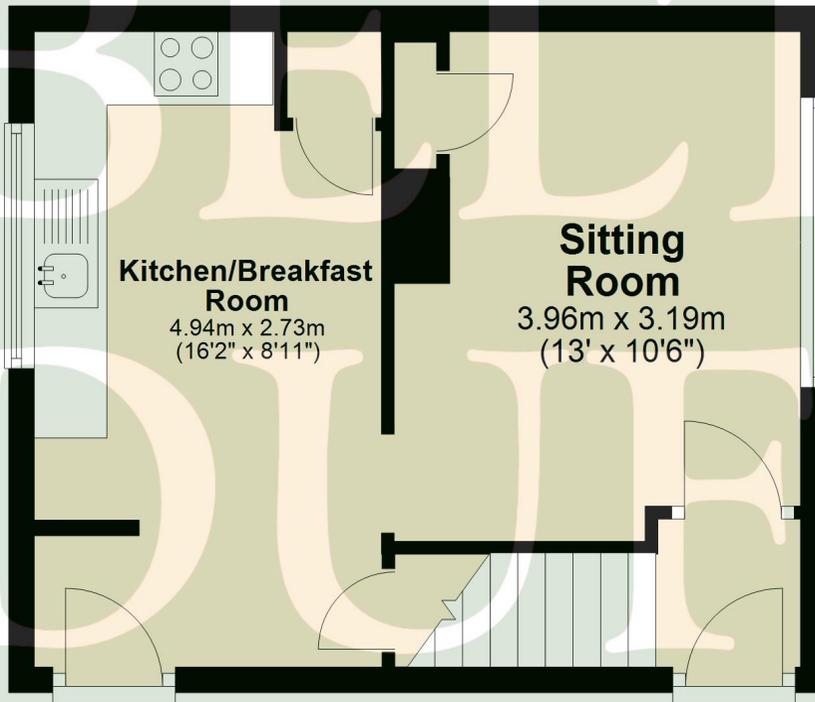
The Kiptons is a popular rural development of over 100 former RAF houses to the west of the village of West Raynham. With spacious communal grounds, the development also benefits from a public house, The Airman's Arms, a children's nursery and play area.

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.



### Ground Floor

Approx. 30.0 sq. metres (323.2 sq. feet)



#### Kitchen/Breakfast Room

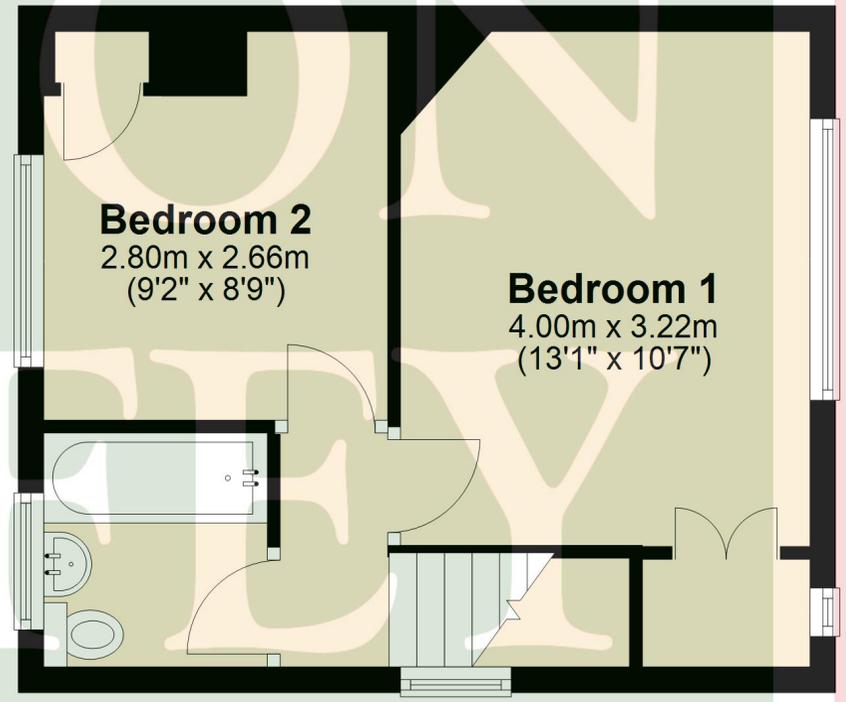
4.94m x 2.73m  
(16'2" x 8'11")

#### Sitting Room

3.96m x 3.19m  
(13' x 10'6")

### First Floor

Approx. 29.1 sq. metres (313.6 sq. feet)



#### Bedroom 2

2.80m x 2.66m  
(9'2" x 8'9")

#### Bedroom 1

4.00m x 3.22m  
(13'1" x 10'7")

Total area: approx. 59.2 sq. metres (636.8 sq. feet)



**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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