Bailey Bird & Warren

Independent Estate Agents & Surveyors



120 Holkham Green,
The Kiptons.
Former RAF WEST RAYNHAM.
NR21 7JW.

Offers sought in the region of £150,000
Freehold

Fully modernised, semi-detached House with electrically heated and double glazed accommodation, including 2 reception rooms, fitted kitchen and 2 double bedrooms.

There is a good sized, well fenced Garden, and ample car parking space within communal car park close by.

The property is located within a popular, established development within easy walking distance of local amenities and open farmland.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From Fakenham take the A.1065 Swaffham Road, and at 1½ miles turn right as signposted Helhoughton. Follow the road for a further 4½ miles, straight through the village, and continue straight over the following junctions to the 'T' junction. Turn left, and at the crossroads by "The Kiptons" sign, turn left. (Take care over the speed humps). Turn left again opposite the pub, bear right, and turn left opposite a garage block into Holkham Green. The property is on the left.

Location: The property is located within "The Kiptons" development, which once formed part of the living quarters of the former military air base. Within the site is a Public House, Day Care Centre and children's Playground, and close by is a fascinating Heritage Museum which features a Hunter aircraft and Bloodhound missiles which were based on the site during the Cold War. There is open farmland within easy walking distance, and excellent shopping, educational, sporting and leisure facilities are available in the Market Town of Fakenham, (7 miles) & Kings Lynn (17 miles) which also offers a direct rail link to Cambridge and London (Liverpool Street).



To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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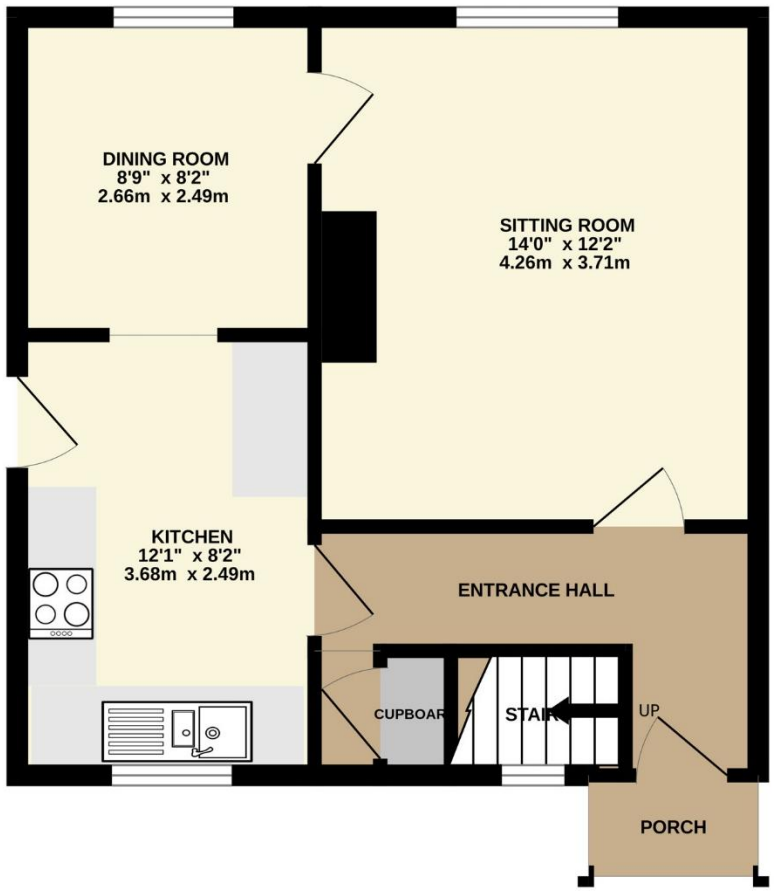
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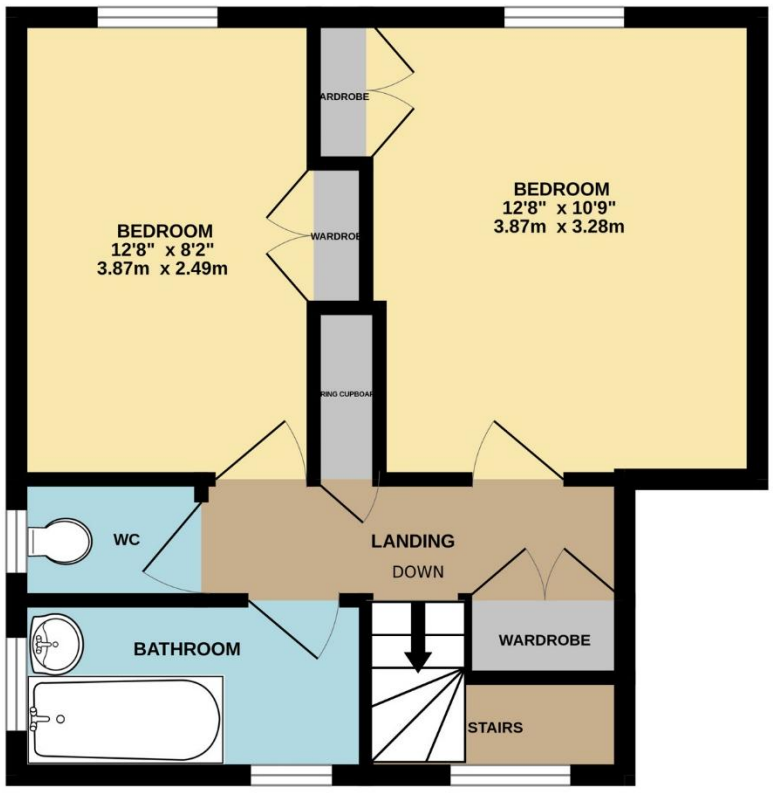
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Regulated by

RICS





EPC: D.







Ground Floor: Double glazed door to;

Canopy Entrance Porch: Half double glazed door to

Entrance Hall:
"Sunhouse" night storage heater. understairs cupboard. Telephone point.

Sitting room: 14'0" x 12'2", (4.3m x 3.7m).
"Sunhouse" night storage heater**.** TV point. Door to;

Dining room: 8'9" x 8'2", (2.7m x 2.5m).
"Sunhouse" night storage heater. Arch to

Kitchen: 12'1" x 8'2", (3.7m x 2.5m).
1½ bowl stainless steel sink unit with pedestal mixer tap, set in fitted work surface with drawers, cupboards, appliance space and plumbing for washing machine under. Built-in *"Beko"* 4 ring electric hob unit with stainless steel extractor hood over, and built-in electric oven under. Matching range of wall mounted cupboards. Further fitted work top with cupboards under. *"Sunhouse"* wall mounted electric convector heater. Strip light. Half double glazed door to outside.

First Floor:

Landing:
Deep, built-in airing cupboard with factory lagged hot water cylinder, twin fitted immersion heaters and slatted shelving. Built-in double wardrobe cupboard with fitted hanging rail and cupboard over. Hatch to roof space.

Bedroom 1: 12'8" x 10'9", (3.9m x 3.3m).
Built-in double wardrobe cupboard with fitted hanging rail and cupboard over. Electric panel heater. TV point.

Bedroom 2: 12'0" x 10'0", (3.7m x 3.1m).
Built-in double wardrobe cupboard with fitted hanging rail and cupboard over. Electric panel heater. Telephone point.

Bathroom:
White suite of panelled bath with *"Triton"* shower fitting over, and tiled surround. Pedestal hand basin with tiled surround. Electrically heated towel rail. Extractor fan.

Separate WC:

Outside:
To the front of the property is a lawned garden, and to the side is a brick and aluminium roofed **Store, 7'0" x 3'0", (2.1m x 0.3m),** and a timber **shed.**
To the rear is a good sized, mainly lawned garden, with a pedestrian gate leading onto a roadway. On the opposite of the road is a communal **car parking area.**

Services:
All mains services are connected to the property.

District Authority:
North Norfolk District Council, Cromer. Tel: (01263) 513811. **Tax Band:** A.

Outgoings:
Estate Management Charge: £33 pcm (TBC).



