



32 Holkham Green, The Kiptons.

Former RAF WEST RAYNHAM.
NR21 7JW.

Offers sought in the region of
£130,000
Freehold

Fully modernised, end-terraced House with electrically heated and double glazed accommodation, with a 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 immediately after Oxburgh Square. The (back of the) property is on the right.

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).



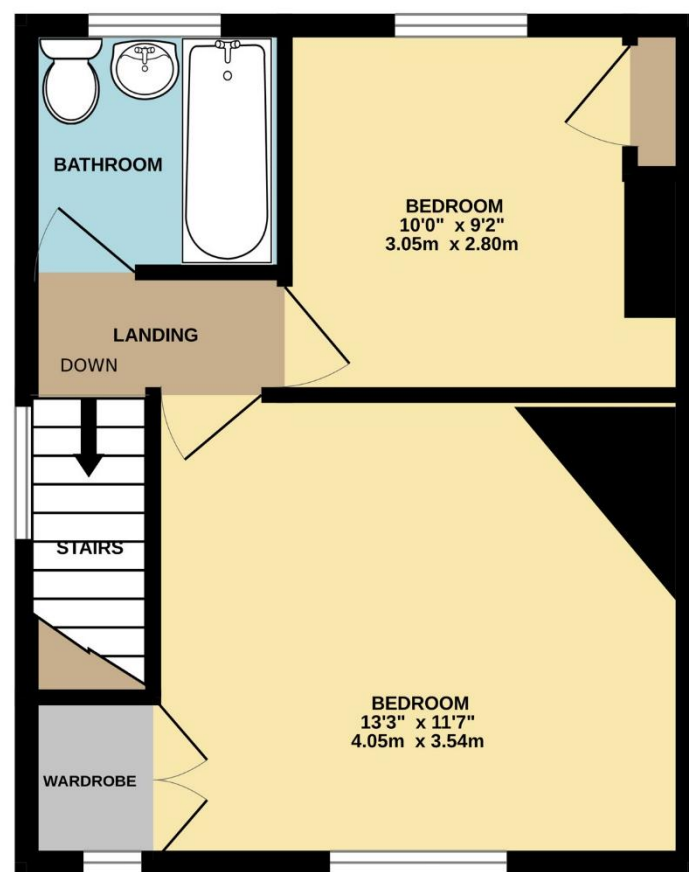
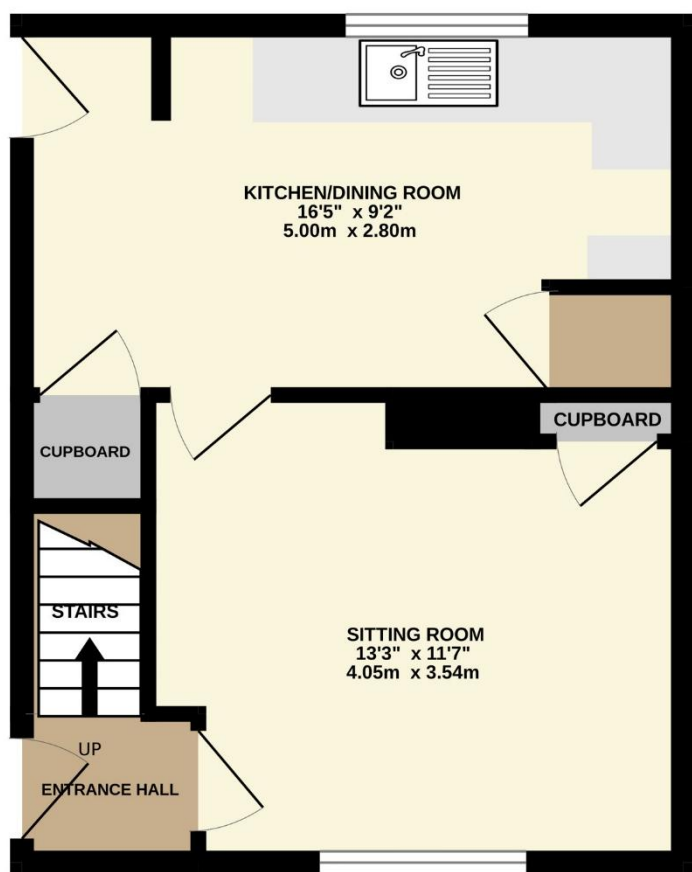
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Ground Floor:

Canopy Entrance Porch: Half double glazed door to

Entrance Hall:

Sitting room: 13'3" x 11'7", (4.1m x 3.5m) max.

"Creda" electric heater. Built-in shelved cupboard. Telephone point. Door to;

Kitchen/Dining room: 16'5" x 9'2", (5.0m x 2.8m).

Stainless steel sink unit set in fitted work surface with tiled splashback, and drawers, cupboards, appliance space and plumbing for washing machine under. Matching wall mounted cupboard. Cooker space with tiled surround, and further appliance space. Airing cupboard with factory lagged hot water cylinder, twin fitted immersion heaters and slatted shelving. Understairs cupboard with fitted shelves. "Creda" electric heater. "Dimplex" wall mounted electric convector heater. Extractor fan. Strip light. Half double glazed door to outside.

First Floor:

Landing:

"Creda" electric heater. Hatch to roof space.

Bedroom 1: 13'3" x 11'7", (4.1m x 3.5m) max.

"Newlec" electric panel heater. Built-in double wardrobe cupboard with fitted shelf, hanging rail and electric heater bar.

Bedroom 2: 10'0" x 9'2", (3.1m x 2.8m).

"Newlec" electric panel heater. Built-in cupboard with fitted shelf.

Bathroom:

White suite of panelled bath with mixer tap, "Triton" shower fitting over, and tiled surround. Pedestal hand basin. Low level WC. Electrically heated towel rail. Extractor fan.

Outside:

To the front of the property is a lawned garden.

To the rear is a further well fenced garden, laid to lawn with concrete path.

Close by, on the opposite of the road is a communal **car parking area**.

Services:

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).

EPC: D

