



THE STORY OF

5 Atcherley Square

West Raynham, Norfolk

SOWERBYS

A decorative letter 'S' logo in a serif font, with a small green leaf-like detail on its right side.

THE STORY OF

5 Atcherley Square

West Raynham, Norfolk
NR21 7DG

Rare Opportunity to Purchase a
Generous Size Family Home

Contemporary, Open-Plan Living Space

Beautiful Modernised Kitchen

Spacious Reception Area

Four Bedrooms and Two Bathrooms

Generous Garden

Garage and Off Road Parking

No Onward Chain

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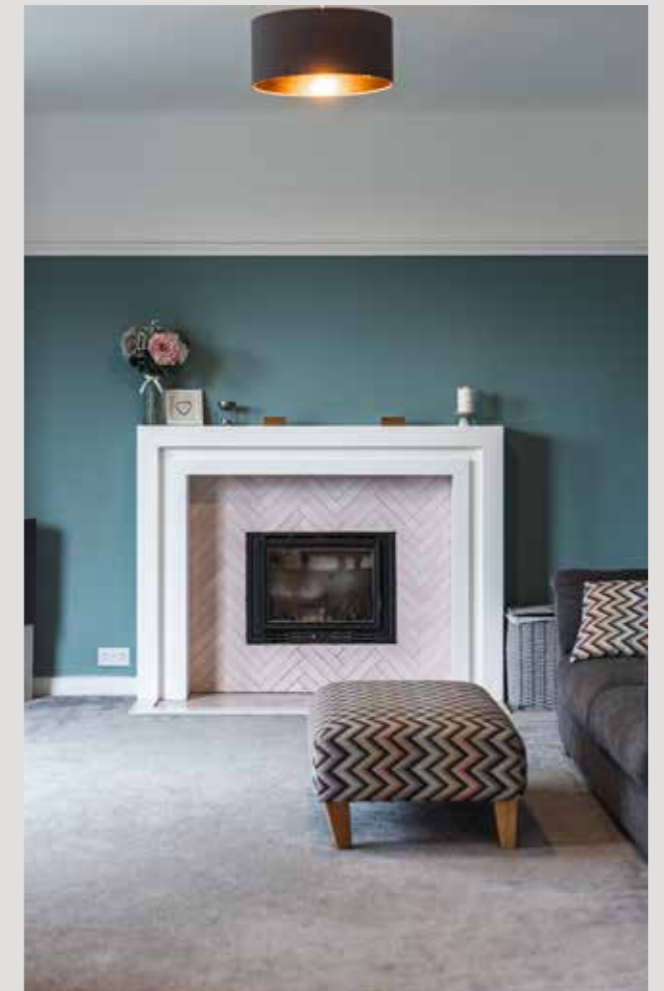


“The open-plan kitchen/dining/sitting area is a great space to cook, socialise, and spend time with the children.”

It is perhaps no surprise that this home is a welcoming family space, set within a generous size plot in a location steeped in history.

Once an active World War Two airfield, after the war it was used by RAF West Raynham, ‘Fighter Command’ until 1994 when it closed. The Control Tower has recently become a Heritage Centre. ‘Atcherley Square’ once housed the officers and subsequently these properties were sold for private ownership, representing wonderful opportunities for generous, family-size living.

Our sellers have created a beautiful, contemporary home, reconfiguring the living space to provide a stunning open-plan fitted kitchen, which is “a great place to cook” socialise and spend time with children. It has also proved popular for parties, where gathering around the generous size island lends itself to relaxing conversation, or sitting at the dining table for more formal meal times and a chill out in the sitting room area is great for when you simply need to put your feet up.







Each of our seller's children have the benefit of their own bedrooms and a sizeable garden which allows children to run and play, and for those more green fingered, to design and create a horticultural landscape.

Whilst much of the work has been done to turn this house into a home, there are still jobs to finish, allowing the next custodian to add their own touch.



“We’ve loved the space in the house, it has been great for the children.”



The local area is lovely for walks, bike rides, runs, and the nearby Kiptons has a children's park just up the road. The village of Great Massingham is not far, with its shop, post office, award winning pub and duck ponds. Not forgetting the north Norfolk coast just a thirty minute drive away.

“Living here definitely gave us more space, with each child having their own room and a fabulous size garden.”





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



West Raynham

IN NORFOLK
IS THE PLACE TO CALL HOME



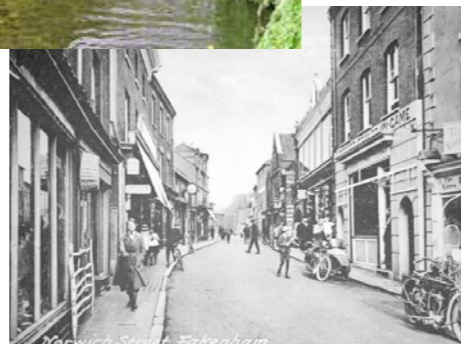
Nestling in the heart of the north west Norfolk countryside. West Raynham is a sought-after,

small historic village, approximately six miles from Fakenham, with a village hall. Unsurprisingly you are made to feel at peace on your approach to the village through the parkland, which includes a stunning tree lined route, overlooking the historic Raynham Hall and church, which was first built in the 11th century and extended in the 14th century. It fell into ruin from the 1720s, but it has since been partially restored and is used occasionally. The parkland makes for excellent dog walking and exploring and not surprisingly there is a strong community spirit.

If you desire the gentle bustle of a market town, Fakenham is approximately five miles away. Out of working hours, there's plenty to

keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse – if you need to perfect your swing, head to Fakenham Fairways Golf Driving Range which has a PGA professional on hand for some expert coaching. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!



Note from the Vendor



Great Massingham

“With Great Massingham just up the road, you have access to a shop, post office, pub, and a lovely place to feed the ducks.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via LPG central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 8495-6535-6529-7897-5233

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///sobs.tightrope.surfacing

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SOWERBYS



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