



11 The Street, WEST RAYNHAM. NR21 7AD.

Offers sought in the region of
£375,000

Freehold

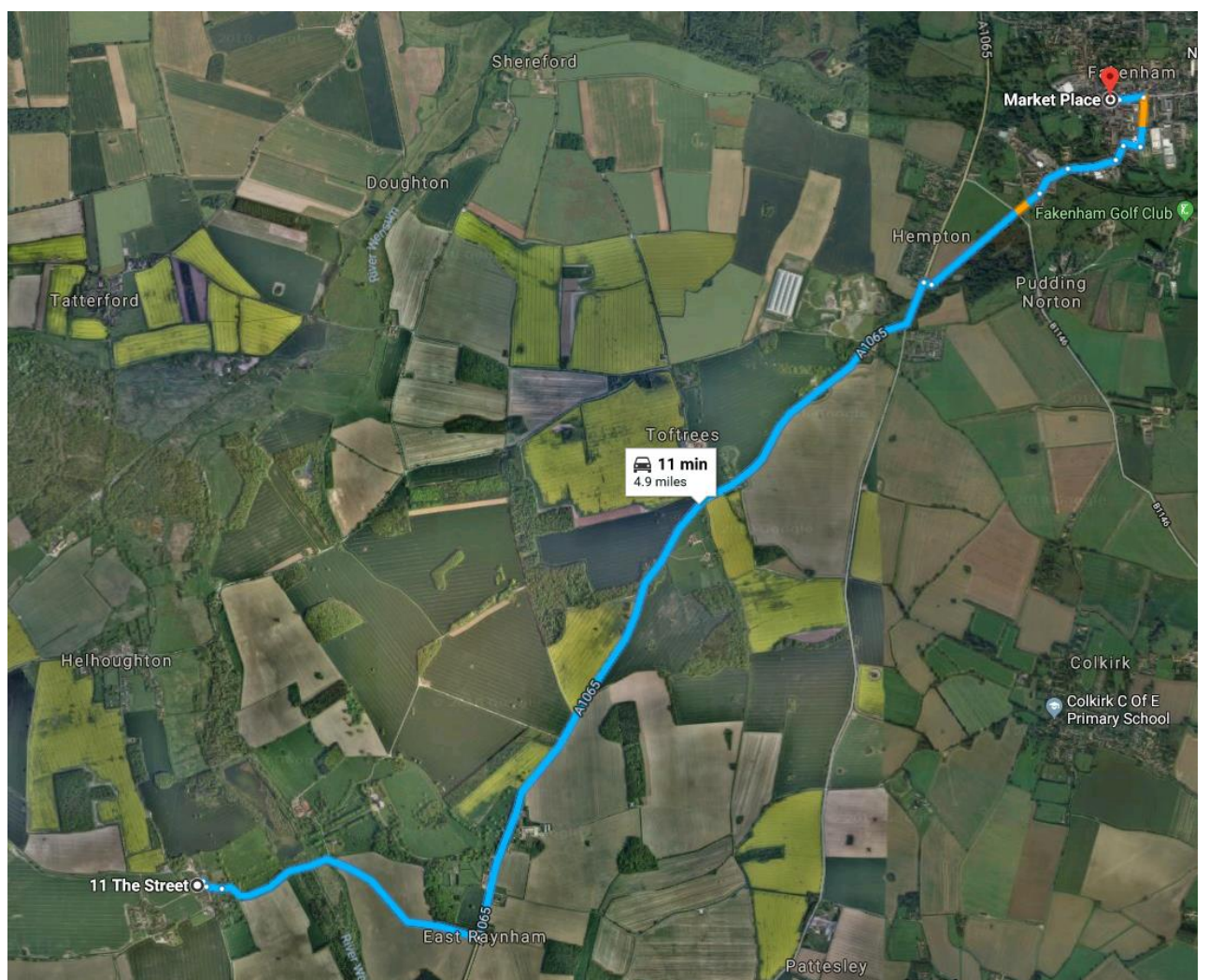
Very well presented, semi-detached, Grade 2 Listed Character Cottage with extended ground floor accommodation, oil fired central heating and sealed unit double glazing to most windows; The property is set in very private, well stocked gardens extending to over 260ft, with views to the front towards St Mary's Church and Raynham Hall, and adjoining open farmland to the rear.

Ground Floor: Enclosed Entrance Porch, Entrance Hall, Sitting room with open brick fireplace, Dining Area, Kitchen with built-in hob, oven, recirculating hood and fridge, Breakfast room and Lobby/Study leading to; To the rear is a further Sitting room, Fitted Kitchen (with built-in hob, oven and fridge), Inner Hall, Shower room and Bedroom.

On the **First Floor** there is a Landing, 2 Bedrooms and a good sized Bathroom.

Outside: Mainly lawned Front Garden with views toward the Raynham Estate. Nicely secluded paved patio area to the side. Long rear Garden with lawn patio area and well stocked flower and shrub borders. Car Parking Space.

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



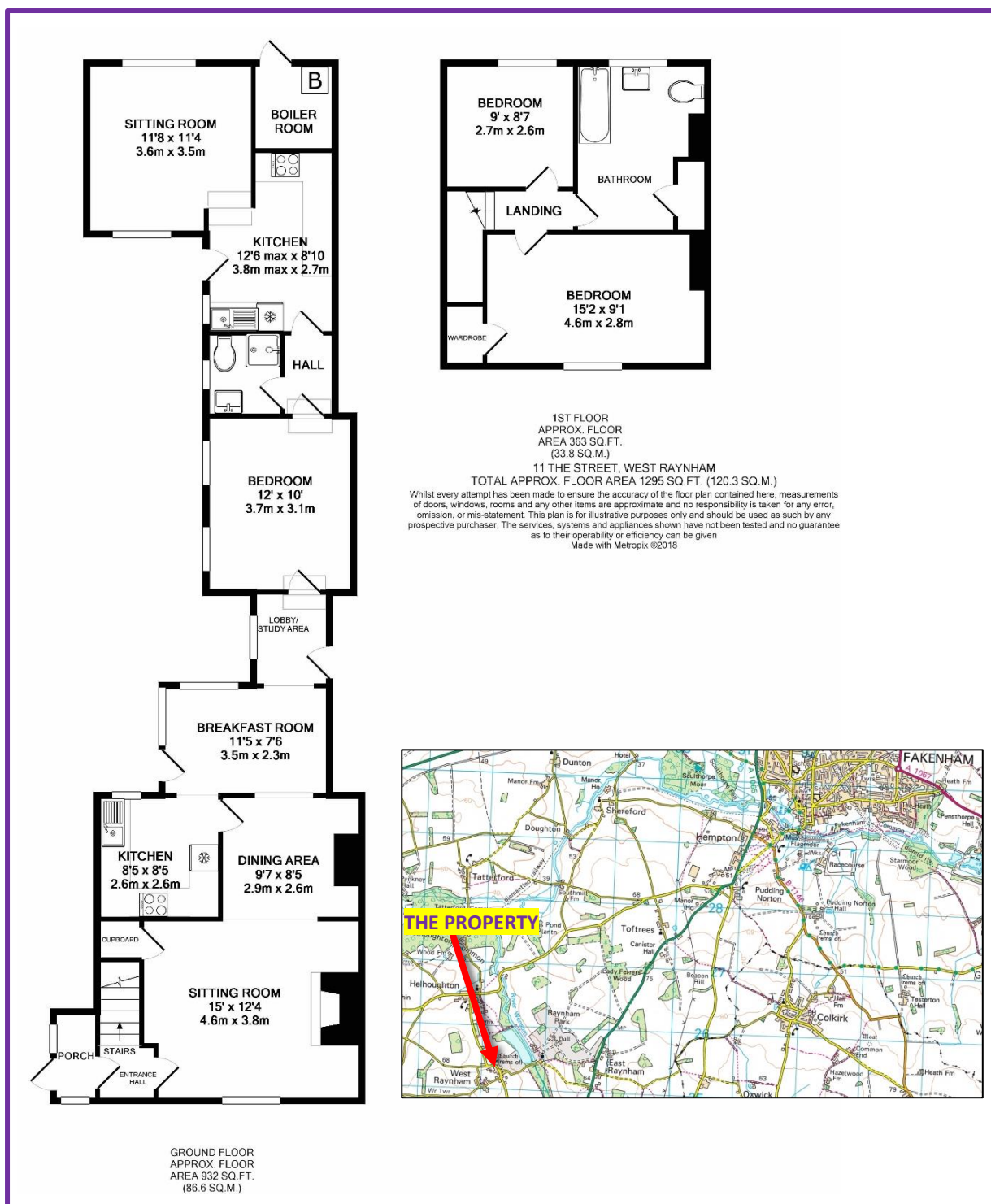
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk, NR21 9AG.
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Ground Floor: Half double glazed door to;

Enclosed Entrance Porch: Tiled floor. Half glazed door to;

Entrance Hall: Fitted coat hooks. Telephone point. Staircase to first floor. Latch door to;

Sitting room: 15'0" x 12'4", (4.6m x 3.8m). Open brick fireplace with timber surround, mantle shelf and tiled hearth. Understairs cupboard with fitted shelving. New double glazed window overlooking front garden. Archway through to;

Dining Area: 9'7" x 8'5", (2.6m x 2.6m). Fitted book shelves. (Redundant fireplace). Latch door to

Kitchen: 8'5" x 8'5", (3.8m x 3.2m). Stainless steel sink unit set in fitted work surface with tiled surround, and drawers, cupboards, **washing machine**, **dishwasher** and **refrigerator** under. Built-in "Zanussi" 4 ring electric **hob unit**, with **oven** under, and **recirculating hood** over. Matching range of wall mounted cupboards and fitted shelf. Spot lights. Tiled floor. Opening to;

Breakfast room: 11'5" x 7'6", (3.5m x 2.3m). Exposed feature brick wall. Exposed ceiling beams. Tiled floor. Half double glazed door to outside. Opening through to;

Lobby/Study: 6'4" x 5'2", (1.9m x 1.5m). Tiled floor. Half double glazed door to outside. Steps up and door to **The Annexe**.

First Floor: Landing:

Bedroom 1: 15'2" x 9'1", (4.6m x 2.8m). Deep built-in wardrobe cupboard with fitted shelf and hanging rail. Recently double glazed window with views across the front garden towards Raynham Hall.

Bedroom 2: 9'0" x 8'7", (2.7m x 2.6m).

Bathroom: White suite of panelled bath with tiled surround. Hand basin with tiled surround. Low level WC. Built-in airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Hatch to roof space. Fitted shelf.

Additional Accommodation:

Sitting room: 11'8" x 11'4", (3.6m x 3.5m). A double aspect room with views to the rear overlooking the rear garden. TV point. Door to and step down to;

Kitchen: 12'6" x 8'10", (3.8m x 2.7m) max. Stainless steel sink unit with mixer tap, set in fitted work surface with tiled splashback, and cupboard, **fridge**, and **washing machine** under. Further L shaped work top with tiled splashback, and drawers and cupboards under. Built-in "Electrolux" 4 ring electric **hob unit**, with **oven** under. Matching range of wall mounted cupboard units. Extractor fan. Spotlights. Tiled floor. Half double glazed door to outside.

Inner Hall: tiled floor.

Shower room: Tiled shower cubicle with screen door. Pedestal hand basin with tiled surround. Low level WC. Heated towel rail. Extractor fan. Tiled floor.

Bedroom: 12'0" x 10'0", (3.7m x 3.1m). Tiled floor. (Interconnecting door to main accommodation).

Outside: Double metal gates lead off the road to a gravelled drive, providing **off street parking**. A gravelled path leads through the front garden, which is laid mainly to lawn with well stocked flower and shrub beds. There are views from here to East with West Raynham Church, Raynham Hall and the ruins of St Margaret's Church.

To the side of the property is a very private, paved patio area well enclosed with timber panel fencing and a brick & flint wall.

Immediately to the rear is an attached **Boiler House**, with "Boulter" oil fired central heating boiler, electric light and half double glazed door, and close by is an oil storage tank, and concrete fuel bunker.

The rear garden extends for about 260ft (stms) and is laid mainly to lawn with a nicely secluded, paved patio area, well stocked flower and shrub beds, kitchen garden area, tool store and 2 Garden Sheds.

The garden backs onto open farmland, from where there are fine rural views.

