



44 Stephenson Close, West Raynham
£550,000

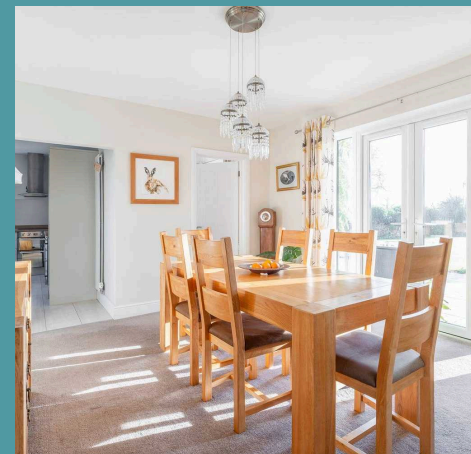
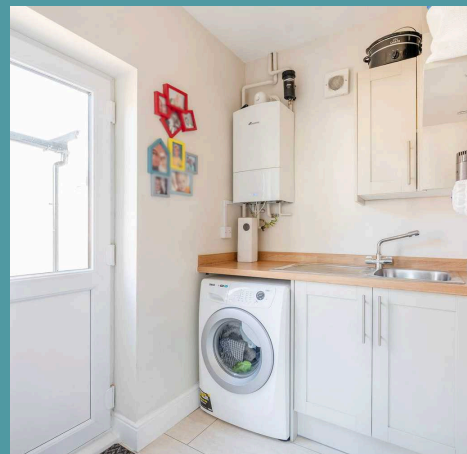
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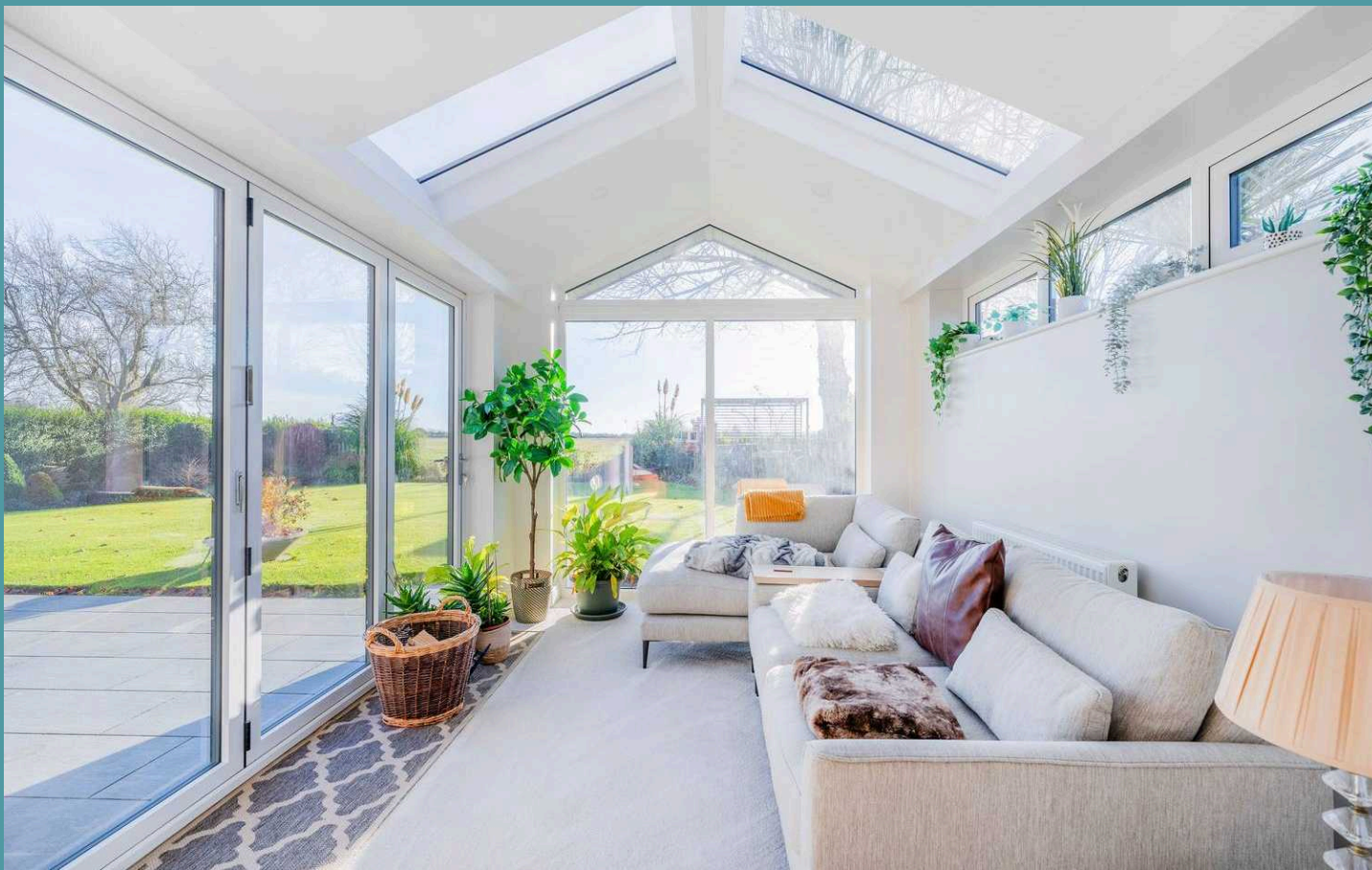
West Raynham, Fakenham

Introducing an exceptional countryside residence in the sought-after village of West Raynham, within the prestigious private development known as The Orchard. Situated amidst approximately 40 acres (stms) of beautifully maintained communal grounds, this residence boasts over 1700 sqft of generous and adaptable living space, catering to the needs of a modern family lifestyle. Don't miss the chance to acquire this home and experience all it has to offer.

LOCATION

West Raynham is a small village located in the county of Norfolk, situated just 6 miles from the quintessential North Norfolk village of Great Massingham and about 4 miles south of the town of Fakenham. It lies within the district of North Norfolk, known for its rural charm and proximity to the North Norfolk Coast Area of Outstanding Natural Beauty. Within West Raynham you'll find a wide range of local amenities including a village store, a coffee shop, a church, and is also home to the well renowned Dabbling Duck pub/restaurant. In addition, the charming and ever popular North Norfolk coast is just a 25-minute drive from the property.



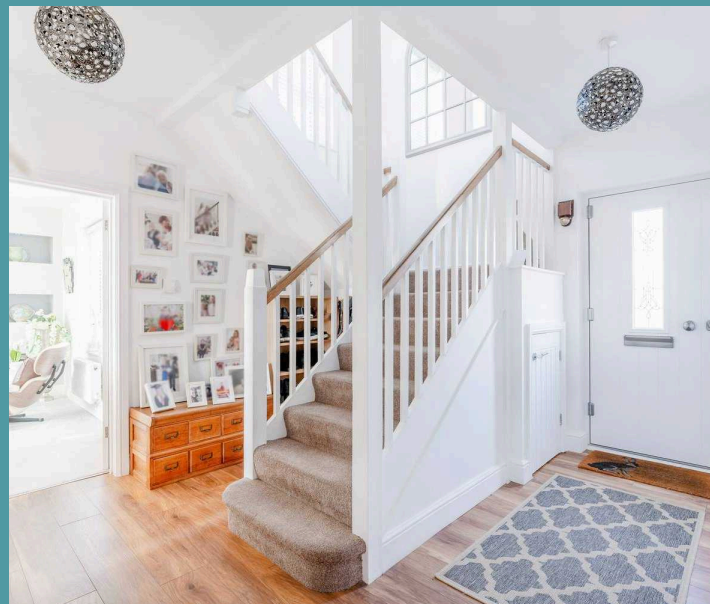


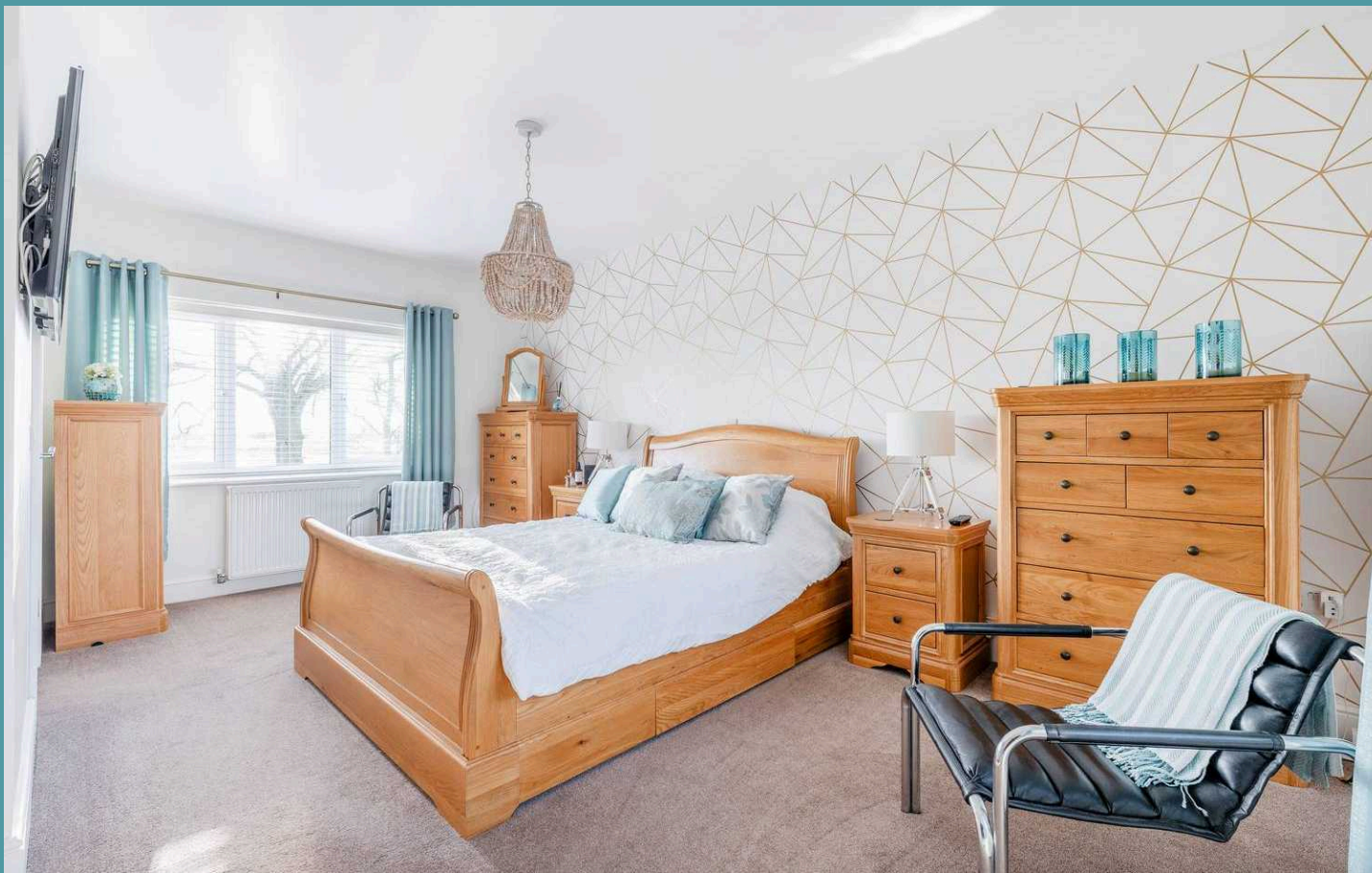
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Welcome inside where you are greeted by a bright and airy entrance hall, complemented by a convenient WC. Immediately capturing your attention with its warm and inviting ambiance is a 17-foot sitting room, accentuated by a charming wood burner that radiates comfort and elegance. Perfect for entertaining, the formal dining room provides the ideal setting for intimate family gatherings and stylish dinner parties. A highlight of the home is the stunning garden room, flaunting bi-fold doors that open to reveal panoramic views of the exterior and open countryside.

Within the heart of the home lies a well-equipped kitchen showcasing premium fixtures and fittings, including a full range of built in units and integrated appliances to enhance your cooking experience. The kitchen is accompanied by a functional utility room, creating additional storage and areas for your laundry essentials. An adaptable office space awaits, suitable for someone looking to work from home or alternatively a playroom for larger families.



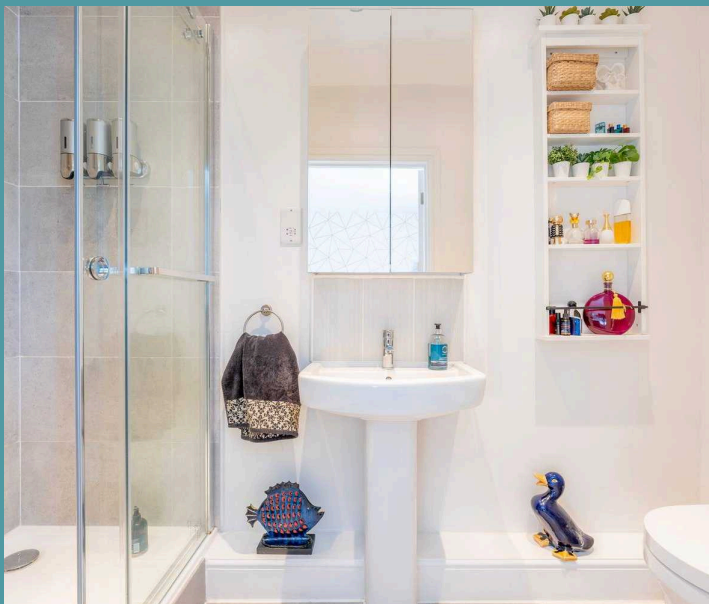


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Ascending the staircase, you will discover a total of four well-appointed bedrooms, where the principal bedroom stands out as an indulgent space, flaunting a private en suite that adds a luxury yet convenient touch to your everyday routine. Each additional bedroom is thoughtfully designed to provide the utmost comfort and privacy, with a contemporary bathroom suite that accommodates all residents.

The exterior of the property is equally as impressive, due to the current owners having a love for gardening. To the front is a pathway leading up to the front door, framed by a well-maintained lawn with planted borders. Here you will find a paved driveway providing ample off-road parking, alongside a garage for your storage options. It is complete with power and lighting, as well as two EV car charging points.





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The rear of the home unfolds a beautifully landscaped garden with ornamental shrubs, offering endless possibilities for outdoor activities and enjoyment. The picturesque views provides a backdrop for al-fresco dining, summer parties or simply relaxing in the afternoon sunshine. A composite decking with a gazebo shelters the hot-tub, whilst the patio area is ideal for your outdoor seating arrangements. Complemented by a outside utility and a open storage area with wood store. The current owners have installed a pop-up sprinkler system to both the front and rear lawns. Overall, it is privately enclosed so you can enjoy in seclusion.

AGENTS NOTES

We understand that this proeprty is freehold.

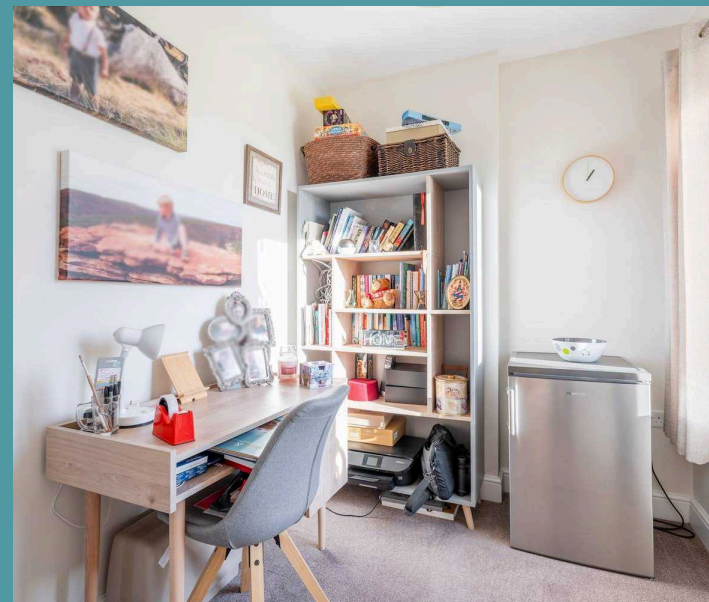
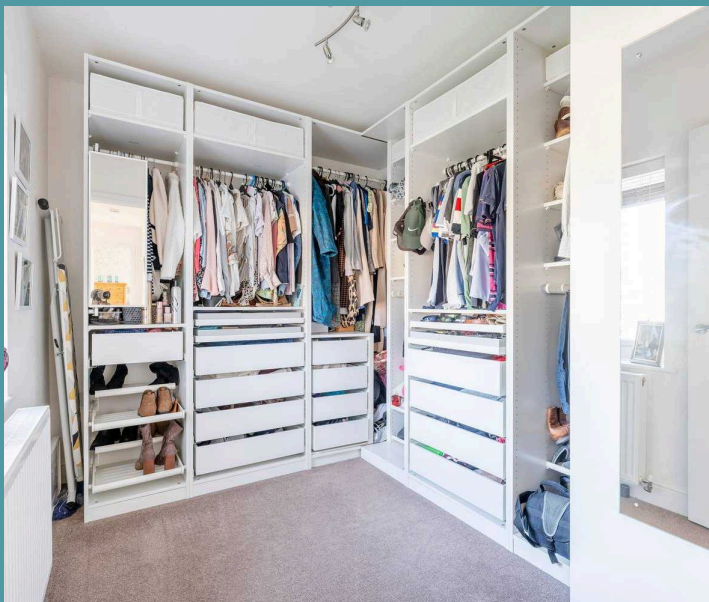
Connected to mains water, electricity and drainage.

Heating system - LPG.

Double glazed windows. 20 solar panels with two storage batteries.

Maintenance fee - £60 pcm.

Council Tax Band: D

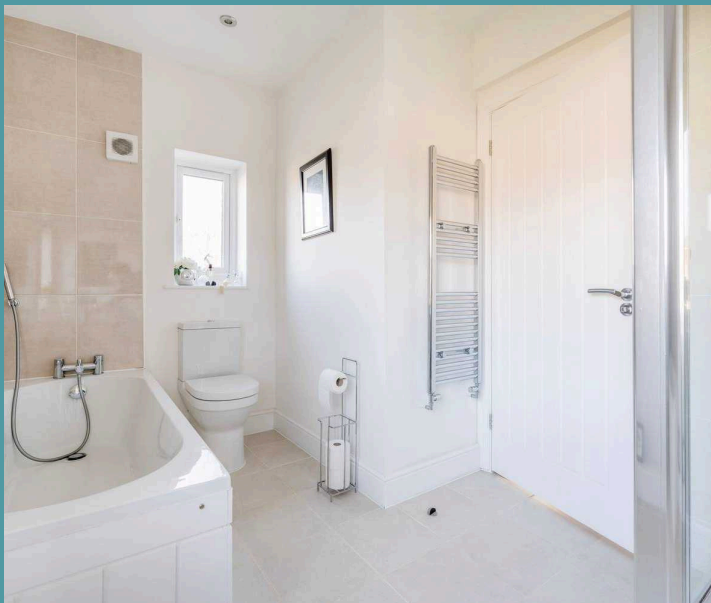




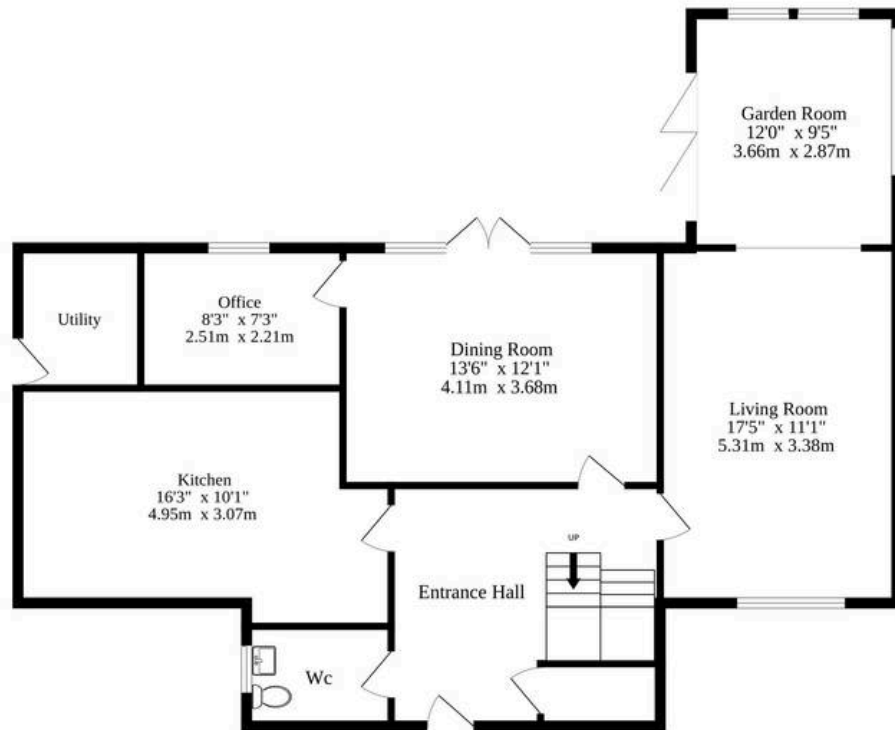
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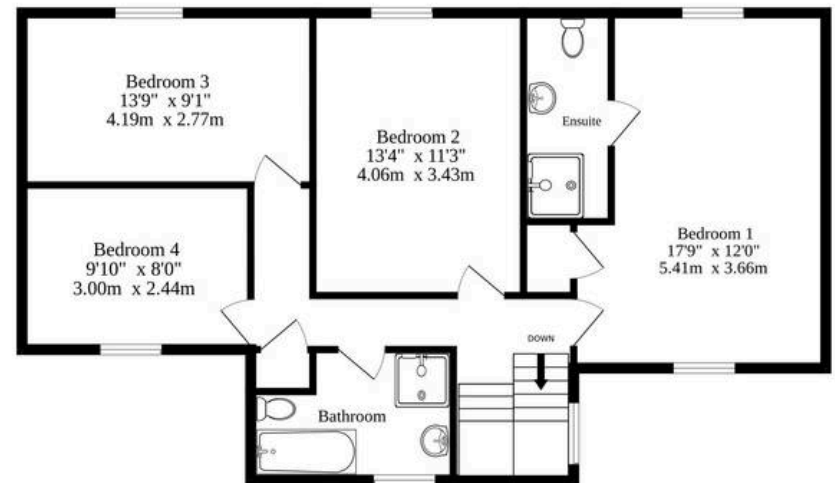
- Exquisite countryside residence in the desirable village of West Raynham
- Positioned within a private development named The Orchard, set in around 40 acres of beautiful communal grounds (stms)
- Over 1700 sqft of spacious and versatile accommodation
- 17ft sitting room accentuated by a charming wood burner and a formal dining room to encourage family gatherings
- Stunning garden room with bi-fold doors, offering panoramic views of the exterior
- Well-equipped kitchen & functional utility room - Premium fixtures and fittings
- A versatile office that is suitable for someone looking to work from home
- Four double bedrooms , one private ensuite & a contemporary bathroom suite
- Landscaped garden offering endless possibilities for outdoor activities and enjoyment, overlooking open fields at the rear
- Driveway providing off-road parking & a garage for storage options, with two EV charging points



Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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