



**1 Babingley Close, Watlington**  
**£1,395 per calendar month**

**BELTON DUFFEY**



# 1 BABINGLEY CLOSE, WATLINGTON, NORFOLK, PE33 0TR

A four bedroom, two bathroom, detached house a cul-de-sac position with garage and gardens in a popular village location

## DESCRIPTION

A four bedroom, two bathroom, detached house situated in a cul-de-sac location in the popular village of Watlington.

The accommodation briefly comprises entrance hallway, cloakroom, living room with arch to dining room, kitchen/breakfast room with built-in oven, hob with extractor over and washing machine to the ground floor. To the first floor there is the master bedroom with built-in wardrobes and en-suite shower room, second bedroom with wash hand basin and two further bedrooms and a family bathroom.

Outside the property benefits from a single garage and parking to the front of the property the rear garden is mainly laid to lawn with a paved patio area and shed.

## SITUATION

Watlington is approximately midway between King's Lynn and Downham Market; situated just off the A10 and is well placed for both towns, Swaffham, Thetford and Wisbech. Watlington has various facilities including shops and schools, together with a railway station near to the property which is on the main line to London King's Cross and Cambridge.

## ENTRANCE HALLWAY

4.14m x .76m (13' 7" x 2' 6")

Fitted carpet, radiator.

## CLOAKROOM

1.86m x .74m (6' 1" x 2' 5")

Fitted carpet, window to front, low level WC, wash hand basin, radiator.

## KITCHEN/BREAKFAST ROOM

4.47m x 2.26m (14' 8" x 7' 5")

A range of white wall and base units with granite effect worktops over, stainless steel sink and drainer, built in electric oven with 4 ring gas hob with extractor over, washing machine, fridge, wall mounted gas fired central heating boiler, radiator, fitted carpet, windows to rear and side access door.

## SITTING ROOM

5.03m x 3.31m (16' 6" x 10' 10")

Fitted carpet, bay window to front, electric fire, radiator, archway leading to:

## DINING AREA

3.41m x 2.73m (11' 2" x 8' 11")

Fitted carpet, radiator, patio door leading to garden.

## FIRST FLOOR LANDING

Fitted carpet, airing cupboard housing hot water tank, loft access, radiator, window to side..







## **MASTER BEDROOM**

3.55m x 2.83m (11' 8" x 9' 3")

Fitted carpet, built in wardrobe, radiator, window to front.

## **EN-SUITE SHOWER ROOM**

1.78m x 1.43m (5' 10" x 4' 8")

Fitted carpet, shower cubicle, low level WC, pedestal wash hand basin, radiator.

## **BEDROOM 2**

3.37m x 2.96m (11' 1" x 9' 9")

Fitted carpet, vanity wash hand basin, radiator, window to rear.

## **FAMILY BATHROOM**

1.77m x 1.57m (5' 10" x 5' 2")

Panelled bath, pedestal wash hand basin, low level WC, radiator.

## **BEDROOM 3**

2.42m x 2.09m (7' 11" x 6' 10")

Fitted carpet, radiator, window to front.

## **BEDROOM 4**

2.38m x 2.08m (7' 10" x 6' 10")

Fitted carpet, radiator, window to front.

## **OUTSIDE**

To the front of the property is a driveway and low maintenance garden.

To the rear of the property is an enclosed garden, mainly laid to lawn with patio area and wooden shed.

## **GARAGE**

Up and over door, power and light.

## **ADDITIONAL INFORMATION**

- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit - [right-to-rent service.gov](https://right-to-rent.service.gov)  
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £1395.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.



AWAITING

FLOORPLAN

## DIRECTIONS

From King's Lynn proceed out of town on the A10, passing through West Winch and Setchey. At the Oakwood Corner roundabout take the third exit signposted Watlington Station. Continue along passing the village shop in the centre of the village and at the next junction proceed straight into School Road and take the next right hand turning into St Peter's Road. Continue along taking the third left hand turning into Lark Road. Proceed along taking the next left hand turning into Nene Close. Continue along here and Babingly Close will be found as the last right hand turning where the property will be seen on the left.

## OTHER INFORMATION

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Tax Band D

Gas fired central heating.

EPC band D.

## VIEWING

Strictly by appointment with the agent.







## BELTON DUFFEY

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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

[www.beltonduffey.com](http://www.beltonduffey.com)



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