



30 Sandpiper Way, Nar Valley Park, King's Lynn
£900 per calendar month

BELTON DUFFEY



30 SANDPIPER WAY, NAR VALLEY PARK, KING'S LYNN, NORFOLK, PE30 5DH

A modern two double bedroom, two bathroom terraced house with enclosed rear garden and two allocated off street parking spaces.

DESCRIPTION

A modern two double bedroom, two bathroom terraced house with enclosed rear garden and two allocated off street parking spaces.

The accommodation briefly comprises: Entrance hallway with storage cupboard, cloakroom, open plan kitchen/sitting room/dining room with patio doors leading to the garden to the ground floor. To the first floor, there are two double bedrooms, one with an ensuite shower room built in wardrobes and a family bathroom.

The property also benefits from double glazing and gas central heating.

SITUATION

King's Lynn is a historic medieval port dating back to the 12th century, situated on the Great River Ouse. The winding streets and alleys of the old town remain in tact but King's Lynn also boasts an extensive pedestrianized shopping area with a lively combination of National retailers, specialist shops and family businesses. The bustling markets are still held on the informatively named Tuesday and Saturday Market Places.

ENTRANCE HALLWAY

16' 0" x 6' 7" (4.89m x 2.03m)

Built in storage cupboard with gas boiler, wood effect vinyl flooring and radiator, stairs to first floor.

CLOAKROOM

5' 11" x 2' 9" (1.81m x 0.85m)

Low level WC, corner wash hand basin, vinyl flooring.

OPEN PLAN KITCHEN/SITTING ROOM/DINING ROOM

24' 3" x 10' 5" (7.4m x 3.2m) Extending to 5.34m wide

A range of wooden cream painted wall and base units with wood effect worktops over, tiled splashbacks, stainless steel sink and drainer with mixer tap, electric double oven and gas hob with extractor over, plumbing and space for automatic washing machine and space for fridge freezer, window to front, wood effect vinyl flooring.

To the sitting room/dining room, radiators, fitted carpet, windows to rear and patio door leading to garden.

FIRST FLOOR LANDING

7' 5" x 3' 5" (2.28m x 1.06m)

Fitted carpet, loft access, storage cupboard.



BEDROOM 1

13' 4" x 9' 11" (4.08m x 3.04m)

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

EN-SUITE SHOWER ROOM

7' 1" x 4' 0" (2.18m x 1.22m)

Double shower cubicle with mains shower, pedestal wash hand basin, low level WC, radiator, window to front, slate effect vinyl flooring.

BEDROOM 2

10' 7" x 10' 0" (3.25m x 3.05m)

Fitted carpet, radiator, window to rear.

BATHROOM

7' 2" x 5' 6" (2.19m x 1.70m)

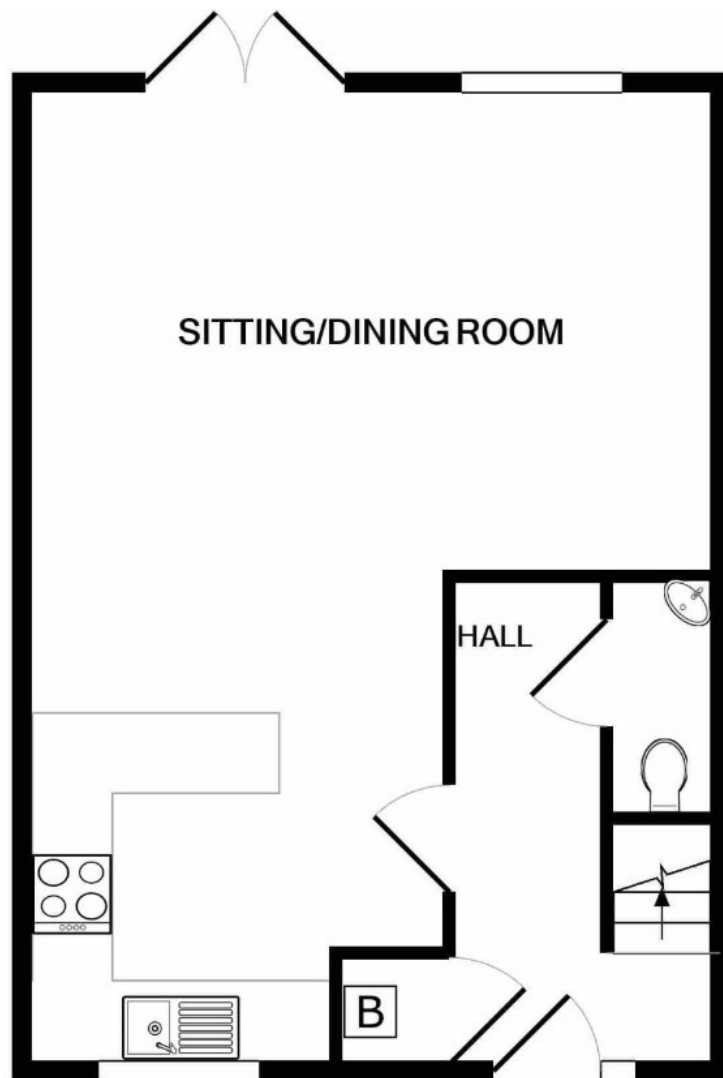
Paneled bath with shower over and shower screen, pedestal wash hand basin, low level WC, radiator, window to rear, slate effect vinyl flooring.

OUTSIDE

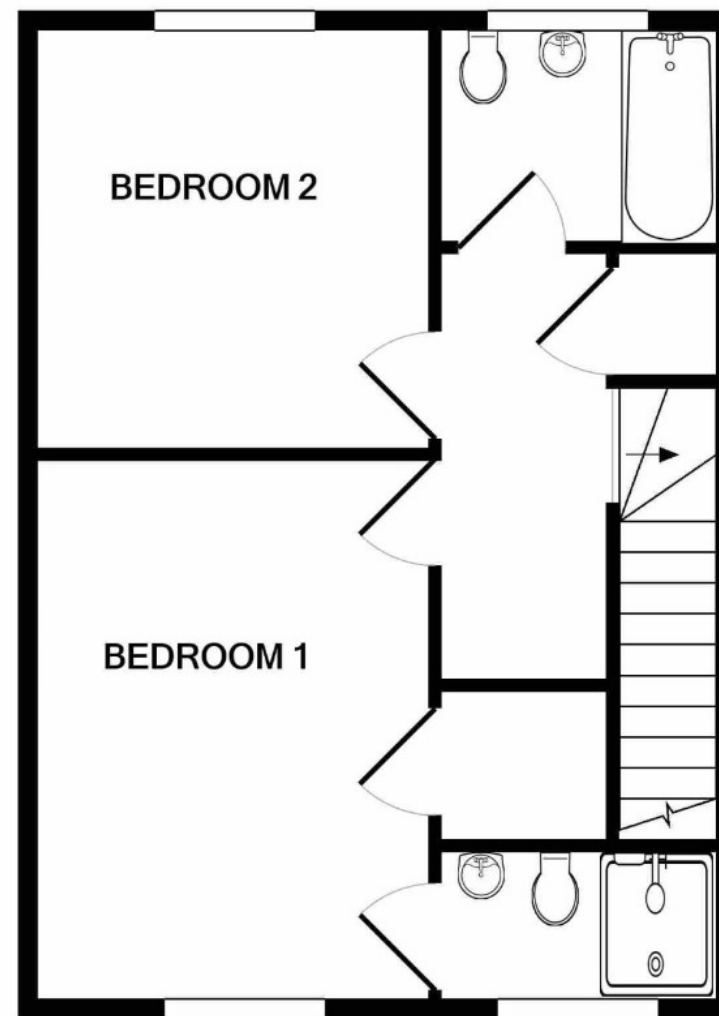
To the front of the property is a lawned area with pathway leading to the front door. To the rear of the property is mainly laid to lawn with patio area, flower bed and rear access gate leading to the parking area and two allocated parking spaces.

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.uk/rtr-prove/id-question>
- 4) Deposit - £900.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.



GROUND FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.7 SQ.M.)

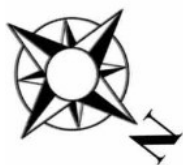


1ST FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 833 SQ.FT. (77.4 SQ.M.)

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. 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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DIRECTIONS

From the King's Lynn office head out of town on the London Road Towards the Southgates roundabout. At the roundabout take the last exit heading towards Wisbech Road. At the traffic lights turn left into Sandpiper Way and the property will be found just after the first bend on the right hand side.

OTHER INFORMATION

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

Gas fired central heating.

EPC rating band B.

VIEWING

Strictly by appointment with the agent.



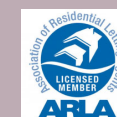


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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com



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