



5 Ancar Road, South Wootton
£1,650 per calendar month

BELTON DUFFEY



5 ANCAR ROAD, SOUTH WOOTTON, KING'S LYNN, NORFOLK, PE30 3PS

A well presented 4 bedroom, 3 reception room, 2 bathroom detached house in a sought after location.

DESCRIPTION

A well presented 4 bedroom, 3 reception room, 2 bathroom detached house in a sought after location.

The accommodation briefly comprises: entrance hallway, cloakroom, sitting room, dining room, kitchen breakfast room and conservatory to the ground floor.

To the first floor there are four bedrooms (one en-suite) and a family bathroom.

The property also benefits from UPVC double glazing, gas fired central heating, enclosed rear garden and off street parking for several cars.

SITUATION

South Wootton lies on the outskirts of King's Lynn and locally is considered to be one of the most popular areas being close to the town centre, various industrial estates, local shops, schools, regular bus service and social amenities. Within a short distance is the golf course at Castle Rising. The North Norfolk coast, an area of outstanding natural beauty, is to the North and the larger town of King's Lynn with its port and medieval centre is nearby. Cambridge and Norwich cities are also within easy motoring distance.

ENTRANCE HALLWAY

5.39m x 1.79m (17' 8" x 5' 10")

Tiled floor, radiator, stairs to first floor.

CLOAKROOM

Tiled floor, low level WC, vanity wash hand basin, ladder style radiator.

SITTING ROOM

6.45m x 3.27m (21' 2" x 10' 9")

Fitted carpet, 2 x radiators, window to front and patio doors to rear, TV and telephone points, TV projector, fireplace with electric fire.

DINING ROOM

3.40m x 2.92m (11' 2" x 9' 7")

Fitted carpet, radiator, window to front.

KITCHEN/BREAKFAST ROOM

4.33m x 2.84m (14' 2" x 9' 4")

A range of bespoke wall and base units and drawers with marble effect worktops over, sink and drainer with mixer tap, built in fan assisted electric oven, 5 ring gas hob with induction hood over, plumbing and space for dishwasher, American style fridge freezer, further built in units to dining area, tiled floor, radiator, windows to rear.

CONSERVATORY

8.22m x 3.39m (27' 0" x 11' 1")

Tiled floor, patio doors leading to garden, utility area with plumbing and space for washing machine and tumble dryer., windows to side and rear.

FIRST FLOOR LANDING

Fitted carpet, loft access, airing cupboard housing gas fired central heating boiler.



MASTER BEDROOM

3.32m x 2.81m (10' 11" x 9' 3")

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

EN-SUITE SHOWER ROOM

2.03m x 1.74m (6' 8" x 5' 9")

Low level WC, vanity wash hand basin, shower cubicle, radiator, window to front, vinyl flooring.

BEDROOM 2

2.99m x 2.92m (9' 10" x 9' 7")

Fitted carpet, radiator, window to rear.

BEDROOM 3

3.42m x 3.03m (11' 3" x 9' 11")

Fitted carpet, fitted wardrobe, radiator, window to front.

BATHROOM

1.58m x 1.28m (5' 2" x 4' 2")

Panelled bath with mixer tap, pedestal wash hand basin, low level WC, radiator, window to rear, vinyl flooring.

BEDROOM 4

2.45m x 2.44m (8' 0" x 8' 0")

Fitted carpet, radiator, fitted wardrobe, window to rear.

OUTSIDE

To the front of the property is a tarmac driveway with parking for several cars.

To the rear of the property is an enclosed garden, mainly laid to lawn with raised deck area.

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)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £1650.00. (Capped at no more than 5 weeks' rent).
- 5) To be let part furnished.
- 6) Sorry no pets.



AWAITING

FLOORPLAN

DIRECTIONS

From the town centre proceed out along Edward Benefer Way (Northern Bypass) and into Low Road, South Wootton. Continue straight over the traffic lights into Grimston Road, continue along taking the first turning into Deas Road, proceed along taking the second right hand turning, also Deas Road, next left and left again into Ancar Road, the property will be seen in the corner on the left 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 D

Gas fired central heating.

EPC Band C

VIEWING

Strictly by appointment with the agent.



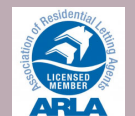


BELTON DUFFEY

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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



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