



**The Old Coach House, King's Lynn**  
**£1,050 per calendar month**

**BELTON DUFFEY**



# **THE OLD COACH HOUSE, WILLOW PARK, KING'S LYNN, NORFOLK, PE30 3BP**

A 3 bedroom attached property situated in a residential area close to local amenities and schools with garden and parking.

## **DESCRIPTION**

A 3 bedroom attached property situated in a residential area close to local amenities and schools.

The accommodation briefly comprises dining room, living room with patio doors to the garden, kitchen with built-in electric oven, 3 bedrooms and family bathroom. Outside the property benefits from an enclosed garden and parking area.

## **SITUATION**

Willow Park is a popular location situated off Wootton Road which is a popular residential area with a regular bus service and is situated close to a doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, which has undergone extensive improvements within the last few years. King's Lynn has an historic port on the River Great Ouse and an internationally renowned medieval centre. There is also good access to the Queen Elizabeth Hospital and it is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

## **DINING ROOM**

Fitted carpet, radiator, bay window to front, stairs to first floor.

## **KITCHEN**

A range of wall and base units with worktops over, built in electric oven and grill and built in hob. Stainless steel sink and drainer with mixer tap, plumbing and space for automatic washing machine, space for fridge/freezer, storage cupboard housing gas fired central heating boiler, radiator, window to front, vinyl flooring.

## **SITTING ROOM**

Fitted carpet, radiator, patio doors leading to garden, window to front.

## **FIRST FLOOR LANDING**

Built in storage cupboards, airing cupboard with hot water tank.

## **MASTER BEDROOM**

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



**BEDROOM 2**

Fitted carpet, radiator, window to side.

**BATHROOM**

Panelled bath with electric shower over, low level WC, pedestal wash hand basin, radiator, window to front and vinyl flooring.

**BEDROOM 3**

Fitted carpet, radiator, window to front.

**OUTSIDE**

To the front of the property is a shingled driveway.

To the rear of the property is an enclosed garden mainly laid to lawn with patio area and side access gate.

**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 - £1050.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

**DIRECTIONS**

Proceed out of town along John Kennedy Road into Edward Benefer Way, continue along passing the Industrial Estate and turning right into South Wootton Lane, proceed along turning right into Willow Park. The property can be found a short way along on the right hand side.





AWAITING

FLOORPLAN

**OTHER INFORMATION**

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

Gas fired central heating.

EPC rating 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)

**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

