



35 Dragonfly Way, King's Lynn
£925 per calendar month

BELTON DUFFEY



35 DRAGONFLY WAY, KING'S LYNN PE30 5GR

A two double bedroom terraced house in a popular location with off street parking and an enclosed rear.

DESCRIPTION

A two double bedroom terraced house in a popular location finished to a very high standard.

The accommodation briefly comprises: Entrance hallway, kitchen breakfast room with built in oven and hob, cloakroom, sitting room with doors leading to the garden to the ground floor. To the first floor, there are two double bedrooms, one with built in storage cupboard.

The property also benefits from double glazing, gas fired central heating, enclosed rear garden with shed and parking for 2 cars.

SITUATION

King's Lynn is a historic medieval port dating back to the 12th century, situated on the River Great Ouse. The winding streets and alleys of the old town remain intact 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 names Tuesday and Saturday Market places.

ENTRANCE HALL

2.91m x .91m (9' 7" x 3' 0")
Amtico flooring, radiator.

CLOAKROOM

1.50m x .74m (4' 11" x 2' 5")
Low level WC, pedestal wash hand basin, radiator, Amtico flooring.

KITCHEN/BREAKFAST ROOM

4.28m x 2.09m (14' 1" x 6' 10")
A range of wall and base units with worktops over, built in fan assisted electric oven with 4 ring gas hob and extractor over, stainless steel sink and drainer, plumbing and space for automatic washing machine and space for fridge/freezer, windows to front, Amtico flooring, radiator.

SITTING ROOM

4.11m x 3.36m (13' 6" x 11' 0")
Amtico flooring, radiator, TV and telephone points, patio doors leading to garden.

FIRST FLOOR LANDING

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



BEDROOM 1

4.19m x 3.07m (13' 9" x 10' 1")

Fitted carpet, window to rear.

BATHROOM

2.05m x 1.83m (6' 9" x 6' 0")

Paneled bath with mains shower over and glass shower screen, pedestal wash hand basin, low level WC, radiator, extractor fan, Amtico flooring.

BEDROOM 2

4.11m x 2.75m (13' 6" x 9' 0")

Fitted carpet, storage cupboard, radiator, windows to rear.

OUTSIDE

To the front of the property there is a brick weave driveway and two parking spaces. To the rear of the property is an enclosed rear garden with patio area and astro turf, wooden shed and rear 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 - £925.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

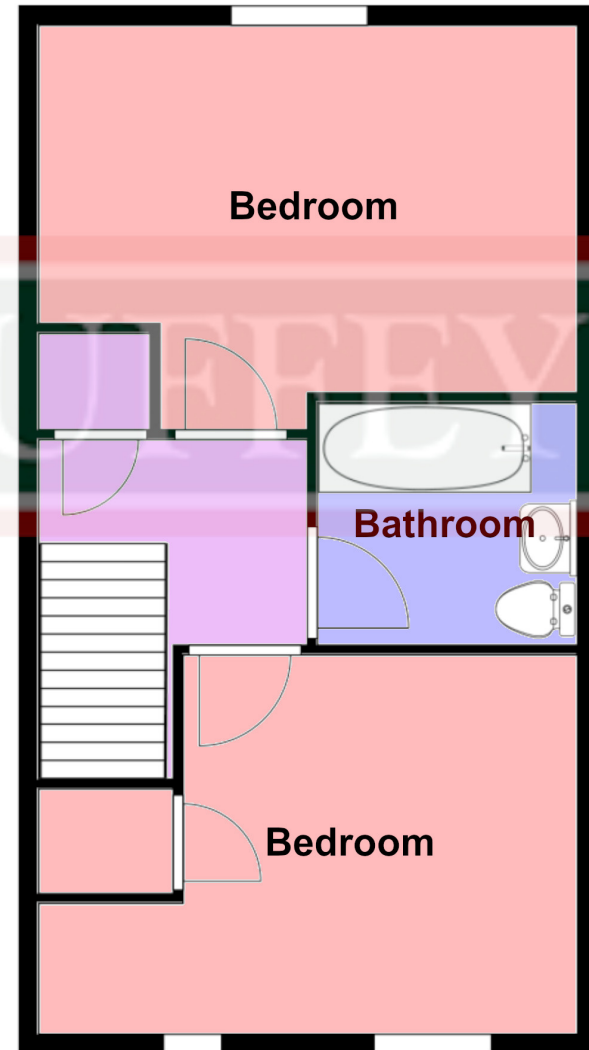
DIRECTIONS

From the King's Lynn office, head out of Town on the London Road towards the Southgates roundabout. At the roundabout turn right on to Wisbech Road and take the first left hand turning on to Sandpiper Way. Follow the road around and turn into Dragonfly Way and the property will be found half way down on the right hand side.

Ground Floor



First Floor



OTHER INFORMATION

Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Road, King's Lynn, Norfolk PE30 1EX. Council Tax Band A.

Gas fired Central Heating.

EPC - B

VIEWING

Strictly by appointment with the agent.



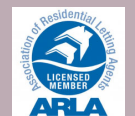


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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. if you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com



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.