



5 Napier Close, King's Lynn
£1,150 per calendar month

BELTON DUFFEY



5 NAPIER CLOSE, KING'S LYNN, NORFOLK, PE30 4UE

A three bedroom, two reception room, two bathroom, semi detached house in a popular location within walking distance of the Queen Elizabeth Hospital.

DESCRIPTION

A three bedroom, two reception room, two bathroom, semi detached house in a popular location within walking distance of the Queen Elizabeth Hospital.

The accommodation briefly comprises: entrance hallway, cloakroom, sitting room, dining room, kitchen/breakfast room and shower room to the ground floor. To the first floor there are three bedrooms, two with built in wardrobes and a family bathroom.

The property also benefits from having gas fired central heating, double glazing, enclosed rear garden, off street parking and a garage with power and light.

SITUATION

Napier Close is situated on the outskirts of King's Lynn within easy reach of the Queen Elizabeth Hospital and the popular area of Gaywood. There is a regular bus service and is conveniently placed for the various industrial estates and North Norfolk Coast and the Royal Estate of Sandringham.

ENTRANCE HALLWAY

1.24m x 1.58m (4' 1" x 5' 2")

Tiled floor, stairs to first floor, radiator, built in storage cupboard.

CLOAKROOM

Low level WC, wash hand basin, radiator, window to side, tiled floor.

SITTING ROOM

4.61m x 3.05m (15' 1" x 10' 0")

Tiled floor, radiator, window to front.

DINING ROOM

5.64m x 2.53m (18' 6" x 8' 4")

Tiled floor, radiator, window to rear.

KITCHEN/BREAKFAST ROOM

3.38m x 2.47m (11' 1" x 8' 1")

A range of wall and base units and drawers with worktops over, stainless steel sink and drainer with mixer tap, freestanding double electric oven with extractor over, plumbing and space for automatic washing machine and dishwasher, space for fridge/freezer, radiator, tiled floor, window to rear.

REAR LOBBY

Tiled floor, radiator, window to side, door leading to garden.



SHOWER ROOM

1.69m x 1.61m (5' 7" x 2' 0")

Walk in shower, tiled floor.

FIRST FLOOR LANDING

Fitted carpet, loft access, window to side, airing cupboard housing gas fired central heating boiler, further storage cupboard with slatted shelves, built in wardrobe with hanging rail.

BEDROOM 1

3.49m x 2.97m (11' 5" x 9' 9")

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

BEDROOM 2

3.73m x 2.78m (12' 3" x 9' 1")

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

BATHROOM

1.79m x 1.76m (5' 10" x 5' 9")

Tiled floor, low level WC, panelled bath with shower over, pedestal wash hand basin, radiator, window to rear.

BEDROOM 3

2.49m x 2.36m (8' 2" x 7' 9")

Fitted carpet, radiator, window to front, built in storage cupboard.

OUTSIDE

To the front of the property is a lawned area, shingle driveway with parking for several cars and leading to garage.

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

GARAGE

Up and over door and personal door to side with 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.uk)

<https://right-to-rent.service.gov.uk/rtr-prove/id-question>

4) Deposit - £1150.00. (Capped at no more than 5 weeks' rent).

5) To be let unfurnished.

6) Pets considered.



AWAITING

FLOORPLAN

DIRECTIONS

From the King's Lynn Office proceed out of town on the Gaywood Road. At the Gaywood clock, bear right and continue along the Gaywood Road. Take the first right hand turning into Winston Churchill Drive, take the next right into Regency Avenue and then the next right into Beaumont Way, follow the road round to the right and turn left into Napier Close the property will be found a short way down 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 B

Gas fired central heating.

EPC rating band D

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 660866
E: lettings@beltonduffey.com

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.