



**23 Field Lane, Gaywood**  
**£1,500 per calendar month**

**BELTON DUFFEY**





# 23 FIELD LANE, GAYWOOD, KING'S LYNN, NORFOLK, PE30 4AX

A well presented, deceptively spacious 4 bedroom (1 en-suite) semi-detached house, situated in a popular and convenient location with gardens, garage and parking.

## DESCRIPTION

A well presented, deceptively spacious 4 bedroom (1 en-suite) semi-detached house, situated in a popular and convenient location with gardens, garage and parking.

The current vendors have extended the property to provide comfortable family accommodation which is installed with gas central heating, UPVC double glazing, oak veneered internal doors and smooth ceilings.

The spacious accommodation briefly comprises entrance hall, superb kitchen/dining room with granite worktops, sitting/dining room, utility room and cloakroom to the ground floor. On the first floor are 4 bedrooms (1 en-suite) and family bathroom.

Outside, the property has an integral garage, parking and an enclosed garden to the rear.

## SITUATION

Field Lane is a popular and convenient residential area situated off Wootton Road with its regular bus service and is situated close by to Gaywood with its doctor's surgery, local shops, library, supermarket and primary and secondary schools, there is also good access to the town centre, Queen Elizabeth Hospital and it is also a convenient place for the various industrial estates, North Norfolk Coast and the Royal Estate of Sandringham.

## ENTRANCE HALL

4.75m x 2.72m Max into coat cupboard recess (15' 7" x 8' 11") Antique oak effect laminate flooring, coat cupboard with double doors, radiator.

## CLOAKROOM

2.91m x 0.84m (9' 7" x 2' 9") Low level WC, pedestal wash hand basin, radiator, ceramic tiled floor, under stairs storage cupboard.

## SITTING/DINING ROOM

6.77m x 3.75m max (22' 3" x 12' 4") Antique oak effect laminate flooring, 2 contemporary style radiators, double doors into the kitchen/dining room.

## KITCHEN/DINING ROOM

7.99m max x 2.92m narrowing to 1.84m (26' 3" x 9' 7") Granite worktops with butler sink with mixer tap and flexi tap, buttermilk coloured soft closure cupboards and drawers under, space and plumbing for dishwasher, matching wall cupboards including display cupboards, space for range style cooker with range master extractor over and granite worktop breakfast bar and cupboard under, further matching worktop with double cupboard under and matching wall cupboards, two Velux roof lights, ceramic tiled floor, granite splash backs, underfloor heating.

## FURTHER KITCHEN AREA

1.87m x 2.59m (6' 2" x 8' 6") Granite worktop with double cupboard under, pull out larder cupboard, matching wall cupboard. Space and plumbing for American style fridge/freezer, space for wine cooler.

## UTILITY

1.86m x 1.45m (6' 1" x 4' 9") Granite worktop with Shaws butler sink with chrome mixer flexi tap, buttermilk coloured cupboards and drawers under, matching wall cupboards, ceramic tiled floor, door into garage, extractor, door to outside.

## FIRST FLOOR LANDING

4.04m x 0.87m (13' 3" x 2' 10") Loft access, laminate flooring.







## **BEDROOM 1**

5.33m x 3.12m (17' 6" x 10' 3") Deep double wardrobe with hanging rail and shelves, radiator, further storage cupboard with hanging rail and shelves, two radiators.

## **EN-SUITE SHOWER ROOM**

2.01m x 2.03m (6' 7" x 6' 8") Wash hand basin set on a marble top with cupboards under, shower cubicle with mains shower and rainfall shower, low level WC, bidet, ceramic tiled floor, tiled wall areas, heated chrome towel rail, shaver socket.

## **WALK-IN WARDROBE**

2.02m x 1.22m (6' 8" x 4' 0") Hanging rails, shelving, light, loft access.

## **SECOND LANDING**

1.09m x 0.83m (3' 7" x 2' 9") Airing cupboard with Santon unvented pressurised hot water cylinder.

## **BEDROOM 2**

3.92m x 3.52m (12' 10" x 11' 7") Radiator, oak effect laminate flooring.

## **BEDROOM 3**

3.47m x 3.06m (11' 5" x 10' 0") Laminate flooring, radiator, double wardrobe with hanging rail and shelves.

## **BEDROOM 4**

2.79m x 2.94m (9' 2" x 9' 8") Oak effect laminate flooring, radiator.

## **FAMILY BATHROOM**

2.37m x 2.75m (7' 9" x 9' 0") Shower cubicle and mains shower, roll top bath with ball and claw feet with chrome mixer tap and shower attachment, contemporary style wash hand basin with chrome mixer tap, low level WC, ceramic tiled floor, extractor, Velux roof light, heated chrome towel rail.

## **OUTSIDE**

The property has a front garden designed for easy maintenance with slate chippings and a raised sleeper border with shrubs, brick wall boundary to the front and fence boundary to the side. A briquette driveway leads to the integral garage with a gate giving access to storage area.

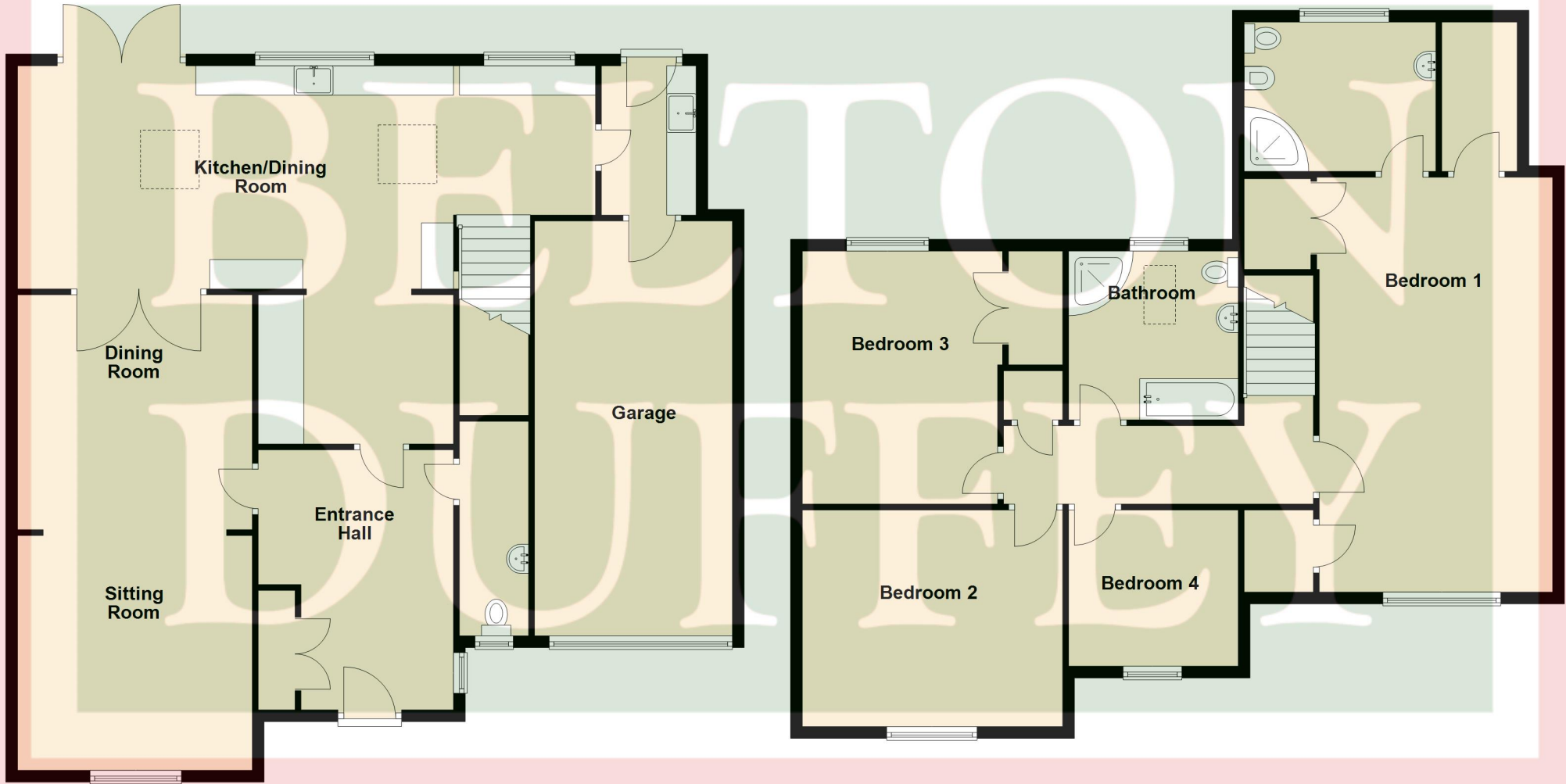
The rear garden has a granite style pathway and matching paved patio leading onto the lawned rear garden with adjoining sleeper borders with shrubs. There is an artificial lawned/soft play area being enclosed by granite and sleeper style walls.

## **INTEGRAL GARAGE**

5.19m x 2.87m (17' 0" x 9' 5") Electric up and over door, built-in units, space and plumbing for automatic washing machine and condenser dryer with worktop over and shelving.

Ground Floor

First Floor





## 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)  
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £1500.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

## DIRECTIONS

From King's Lynn town centre proceed out via Littleport Street and on to Gaywood Road. Continue along Gaywood Road and at the Gaywood Clock bear left into Wootton Road, proceed along taking the first right hand turning into Roseberry Avenue. Continue along until you reach Field Lane. Proceed along and at the mini roundabout turn left and the property will be seen on the left hand side.

## OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX. Council Tax Band B.

Gas central heating.

EPC - 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](http://www.beltonduffey.com)



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