



93 Sutton Road, Walpole Cross Keys
£1,500 per calendar month

BELTON DUFFEY



93 SUTTON ROAD, WALPOLE CROSS KEYS, NORFOLK, PE34 4HE

A four bedroom, three reception room, two bathroom, detached house in a popular village location with enclosed rear garden, garage and off street parking for several cars.

DESCRIPTION

A four bedroom, three reception room, two bathroom, detached house in a popular village location with enclosed rear garden, garage and off street parking for several cars.

The accommodation briefly comprises: entrance porch, entrance hallway, sitting room, dining room, conservatory, kitchen, utility room and cloakroom to the ground floor. To the first floor, there are four bedrooms (one en-suite) and a family bathroom.

The property also benefits from having double glazing and oil central heating.

SITUATION

The property is situated in the semi-rural village of Walpole Cross keys, approximately 8 miles from King's Lynn which has many shopping, educational and leisure facilities and a direct main line rail link to London King's Cross in 1hr 40mins. The neighbouring village of Terrington St Clements, 2.5 miles away, also offers a good selection of local amenities.

ENTRANCE PORCH

Tiled floor, window to front.

ENTRANCE HALLWAY

Wooden floor, stairs to first floor, radiator.

SITTING ROOM

3.94m x 3.23m (12' 11" x 10' 7")

Wood effect laminate flooring, windows to front and side, radiator, multi fuel burner. Leading to:

DINING ROOM

3.33m x 2.66m (10' 11" x 8' 9")

Wood effect laminate flooring, windows to side, radiator.

CONSERVATORY

3.7m x 2.66m (12' 2" x 8' 9")

Wood effect laminate flooring, window to rear, underfloor heating, doors leading to garden.

KITCHEN

3.33m x 2.58m (10' 11" x 8' 6")

Tiled floor, window to rear, a range of newly fitted wall and base units with worktops over, stainless steel sink and drainer, plumbing and space for dishwasher, 4 ring induction hob with extractor over, double fan assisted electric oven, radiator, understairs storage cupboard.

UTILITY ROOM

2.3m x 2.2m (7' 7" x 7' 3")

Tiled floor, window to side, newly fitted wall and base units with worktops over, stainless steel sink and drainer, plumbing and space for automatic washing machine and space for tumble dryer and fridge freezer, oil fired central heating boiler, door leading to garden and to garage.



CLOAKROOM

Tiled floor, window to rear, radiator, low level WC and corner wash hand basin.

FIRST FLOOR LANDING

Fitted carpet, loft access.

MASTER BEDROOM

4.69m x 3.41m (15' 5" x 11' 2")

Fitted carpet, windows to side and rear, radiator.

EN-SUITE SHOWER ROOM

Tiled floor, window to rear, corner shower cubicle with electric shower, low level WC, pedestal wash hand basin, ladder style radiator.

BEDROOM 2

5.25m x 2.55m (17' 3" x 8' 4")

Fitted carpet, window to front, radiator.

BATHROOM

2.4m x 2m (7' 10" x 6' 7")

Tiled floor, window to rear, paneled bath with mixer tap, corner shower cubicle with electric shower, low level WC, pedestal wash hand basin and ladder style radiator.

BEDROOM 3

2.93m x 2.58m (9' 7" x 8' 6")

Fitted carpet, window to front with rural views, radiator.

BEDROOM 4

2.58m x 2.31m (8' 6" x 7' 7")

Fitted carpet, window to rear, fitted bed base, radiator.

OUTSIDE

To the front of the property is a brickweave driveway with parking for several cars with fenced boundaries and mature shrub and tree borders. To the rear of the property is a enclosed garden with fenced boundaries, mainly laid to lawn with patio area, two wooden sheds and a side access gate.

GARAGE

Integral garage with power and light, radiator, up and over door and internal access to the utility room.



AWAITING

FLOORPLAN

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) Pets considered.

DIRECTIONS

Head out of King's Lynn on the A17 towards Sutton Bridge. Take the right hand turning signposted Walpole Cross Keys at the junction turn left on to Little Holme Lane and follow this road to the end. The property will then be found 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 C

Oil fired central heating and multi fuel burner.

EPC band D.

VIEWING

Strictly by appointment with the agent.



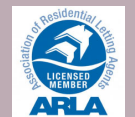


BELTON DUFFEY

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.