



**4 Moat Terrace, Walpole St Peter**  
**£825 per calendar month**

**BELTON DUFFEY**



## **4 MOAT TERRACE, WALPOLE ST PETER, NORFOLK, PE14 7PB**

A 2 bedroom and 1 bathroom semi-detached house situated in a pleasant location with parking and gardens.

### **DESCRIPTION**

4 Moat Terrace is a recently refurbished 2 bedroom semi-detached cottage, situated in a pleasant location with parking and gardens.

The property is installed with oil fired radiator central heating and double glazing.

The property briefly comprises entrance lobby, sitting room/dining room, cloakroom/boiler room and a newly installed kitchen/dining room on the ground floor. On the first floor are 2 double bedrooms and a good size bathroom. Outside, the property has car parking and gardens.

### **SITUATION**

Walpole St Peter is a village approximately 8 miles west of King's Lynn, adjoining the village of Walpole St Andrew. Facilities are available in the nearby villages of Terrington St Clement, Sutton Bridge and Long Sutton. Easy access is afforded to the beautiful villages of the North Norfolk coast. There are good amenities within the regional centres of King's Lynn and Wisbech.

### **ENTRANCE LOBBY**

0.96m x 1.05m (3' 2" x 3' 5") UPVC double glazed door to outside, staircase to first floor landing and opening into

### **SITTING ROOM/DINING ROOM**

7.19m x 3.55m (23' 7" x 11' 8") Laminate flooring, 2 radiators, window to front, USB charging, under stairs storage area, radiator, mains smoke alarm and double glazed window.

### **CLOAKROOM/BOILER ROOM**

3.02m x 0.74m (9' 11" x 2' 5") Low level WC, incorporating a wash hand basin, Grant oil fired central heating boiler, extractor and double glazed window.

### **KITCHEN/DINING ROOM**

4.27m x 3.17m (14' x 10' 5") Newly fitted kitchen with L-shaped marble effect worktop with 1.5 bowl stainless steel sink unit with chrome mixer tap, soft closure cupboards and drawers under, spice drawer, space and plumbing for automatic washing machine, electric double fan assisted oven with ceramic hob and extractor over, matching wall cupboards, radiator, ceramic tiled floor, mains smoke and heat alarm, French doors with matching side panels leading to outside.

### **FIRST FLOOR LANDING**

1.87m x 1.16m max (6' 2" x 3' 10" max) Mains smoke alarm, loft access.



## **WALK-IN STORAGE CUPBOARD**

1.02m x 0.82m (3' 4" x 2' 8") Shelving and light.

## **BEDROOM 1**

3.56m x 2.79m (11' 8" x 9' 2") Window overlooking garden and fields beyond, radiator and double wardrobe with hanging rail and shelf.

## **BEDROOM 2**

4.23m x 2.28m (13' 11" x 7' 6") Radiator and window to rear.

## **BATHROOM**

2.25m x 2.05m (7' 5" x 6' 9") Corner bath with seat and Triton T70 electric shower over, low level WC, pedestal wash hand basin, fully tiled walls and radiator.

## **OUTSIDE**

The property is approached via a paved pathway leading to the front entrance door with the front garden being designed for easy maintenance, being paved and enclosed by brick wall boundaries.

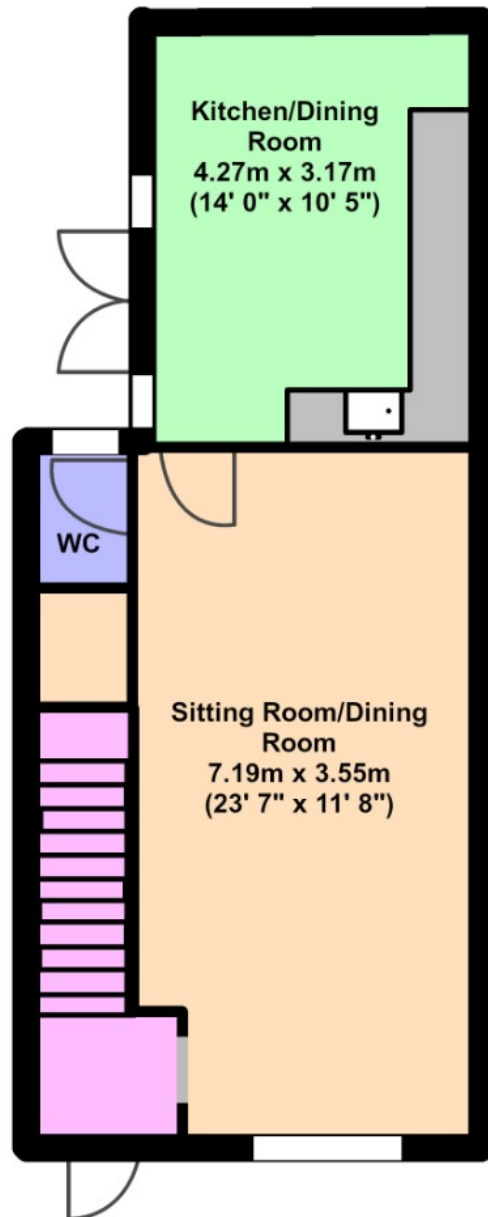
There is a rear courtyard garden which is enclosed by fenced boundaries. There is a further garden area which is of a decent size, allowing for car parking. This area has the oil tank and is mainly laid to lawn with established shrubs and trees and is enclosed by fenced boundaries.

## **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 - £825.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

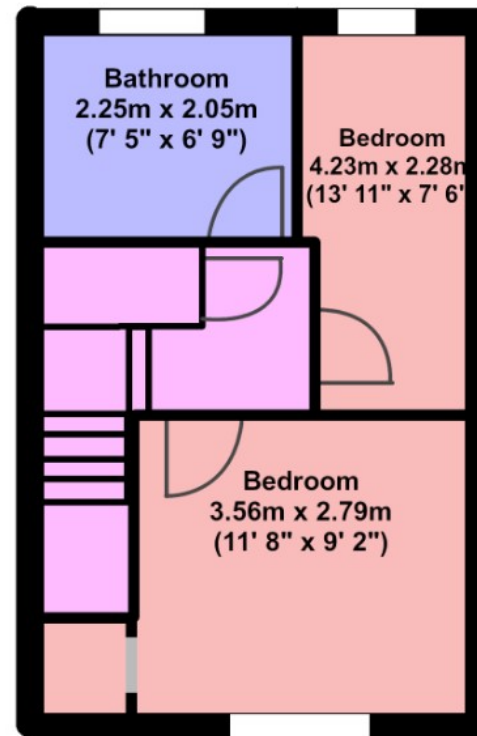
# Ground Floor

Approx 45 sqm  
(484 sqft)



# First Floor

Approx 34 sqm  
(365 sqft)



## **DIRECTIONS**

From King's Lynn proceed on the A17 towards Long Sutton and Spalding. After approximately 7 miles turn left sign posted Walpole St Andrew and Walpole St Peter. Continue along into the centre of Walpole St Peter turning left into Chalk Road. Proceed towards the end turning right into Church Road, continue along turning left into Walnut Road, proceed along taking the second left hand turning into School Lane and the property will be seen on the left hand side on Moat Terrace.

## **OTHER INFORMATION**

Borough Council of King's Lynn & West Norfolk. King's Court. Chapel Street. King's Lynn PE30 1RX Tax Band A.

Oil fired central heating.

EPC Rating - E - 44

## **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](mailto: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](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.