



**13 Russell Close, King's Lynn**  
**£1,100 per calendar month**

**BELTON DUFFEY**



# 13 RUSSELL CLOSE, KING'S LYNN, NORFOLK, PE30 4NQ

A modern three bedroom, one en-suite end terraced house close to the Queen Elizabeth hospital with garage, off street parking and enclosed rear garden.

## DESCRIPTION

A modern three bedroom end terrace house located on the popular King's Reach development close to the Queen Elizabeth hospital.

The accommodation briefly comprises: entrance hall, cloakroom, Sitting room/dining room, kitchen/breakfast room with built in electric oven and gas hob to the ground floor. To the first floor there is a master bedroom with en-suite shower room, two further bedrooms and family bathroom

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

## SITUATION

Kings Reach is a popular residential area with its regular bus service and is situated to closeby Gaywood with its doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, to the Queen Elizabeth Hospital and it is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

## ENTRANCE HALL

3.63m x 1.04m (11' 11" x 3' 5")  
Fitted carpet, stairs to first floor.

## CLOAKROOM

1.77m x 0.92m (5' 10" x 3')  
Low level WC, pedestal wash hand basin, extractor fan, electric consumer unit, radiator, sand effect vinyl flooring.

## KITCHEN/BREAKFAST ROOM

3.38m x 2.69m (11' 1" x 8' 10")  
A range of wall and base units with wood effect worktops over, stainless steel sink and drainer with mixer tap, integrated electric oven with gas hob and extractor over, space for fridge/freezer, plumbing and space for automatic washing machine and plumbing and space for dishwasher, wall mounted gas fired central heating boiler, radiator, window to front, natural stone tile effect vinyl flooring.

## SITTING ROOM/DINING ROOM

4.80m x 4.26m (15' 9" x 14')  
Fitted carpet, TV and telephone point, patio doors leading to garden, storage cupboard radiator.

## FIRST FLOOR LANDING

3.68m x 1.90m (12' 1" x 6' 3")  
Fitted carpet, loft access, storage cupboard.



## **BEDROOM 1**

3.37m (minimum extending to 4.01m 13' 2") x 2.84m (11' 1" x 9' 4")

Fitted carpet, TV point, window to rear, radiator.

## **EN-SUITE SHOWER ROOM**

2.82m (maximum into shower recess) x 1.36m (maximum) (9' 3" x 4' 6")

Low level WC, pedestal wash hand basin, shower cubicle with electric shower, radiator, extractor fan, sand effect vinyl flooring.

## **BEDROOM 2**

2.89m x 2.51m (9' 6" x 8' 3")

Fitted carpet, radiator, window to front.

## **BATHROOM**

1.92m x 1.89m (6' 4" x 6' 2")

Panelled bath, low level WC, pedestal wash hand basin, radiator, sand effect vinyl flooring, window to front.

## **BEDROOM 3**

2.24m x 2.00m (7' 4" x 6' 7")

Fitted carpet, radiator, window to rear.

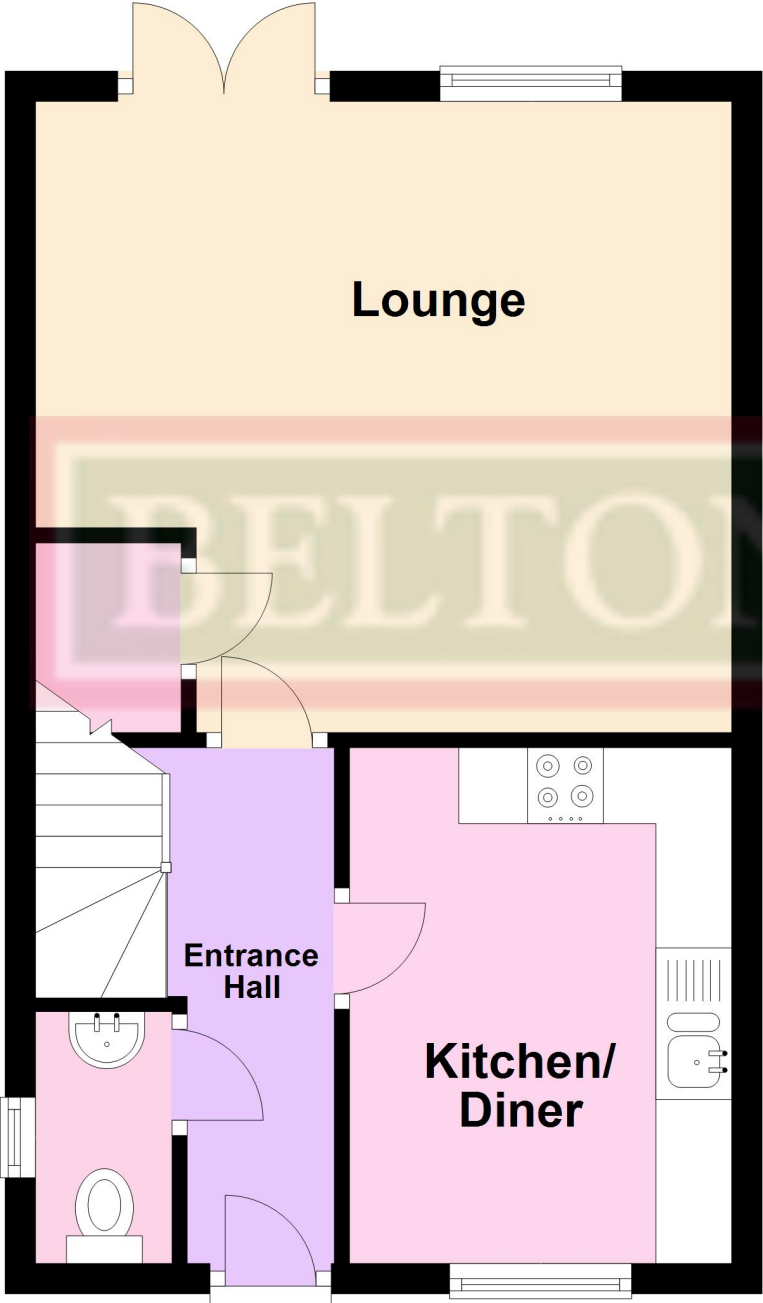
## **GARAGE**

Up and over door, privacy side door leading to rear garden, power and light.

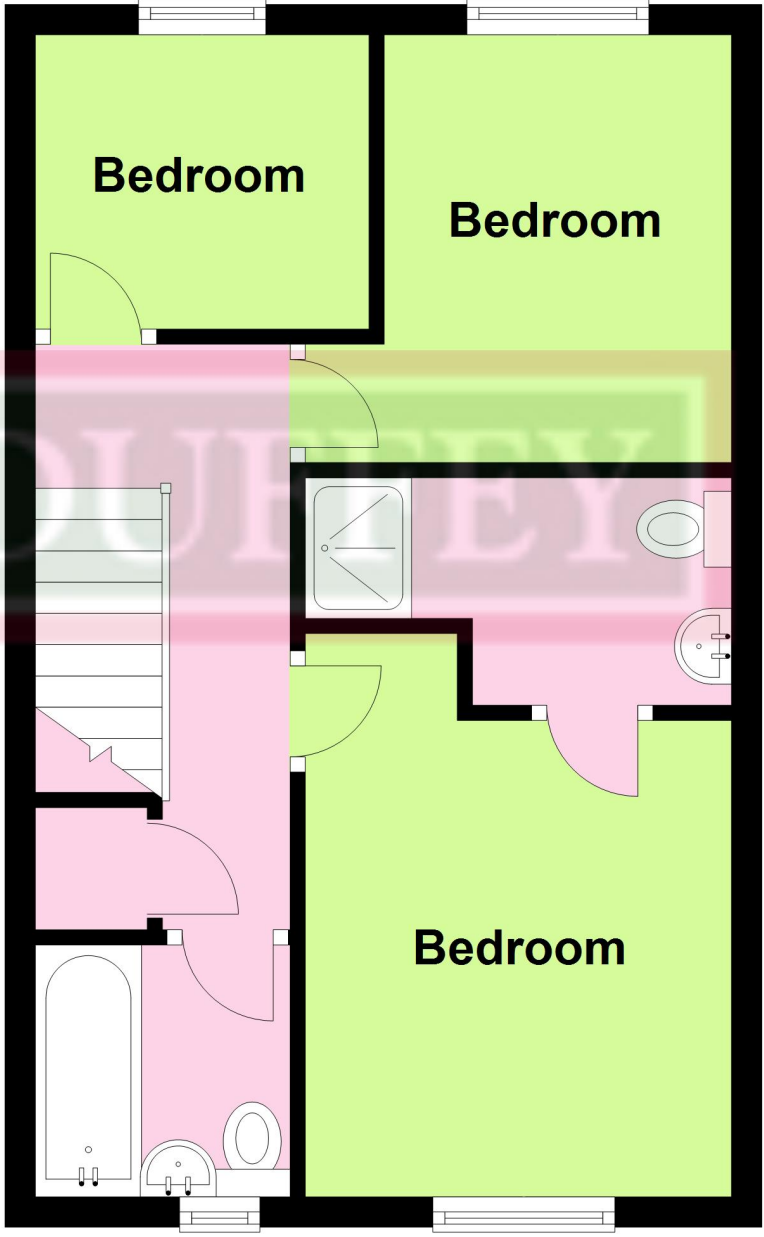
## **ADDITIONAL INFORMATION**

- 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 - £1100.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

# Ground Floor



# First Floor



## **DIRECTIONS**

From the town centre proceed out of town on the Gaywood Road bearing right at the clock into Gayton Road, continue along crossing two mini roundabouts and turning right at the third into Winston Churchill Drive. Follow this road crossing two mini roundabouts turning left at the third into Fred Ackland Drive, follow this round bearing right then left into Clement Atlee Way then take the next right hand turning past the park, follow road around to the left and the property is the last on the right.

## **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 - band C

## **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.