



**38 New Road, North Runcton**  
**£1,375 per calendar month**

**BELTON DUFFEY**





## **38 NEW ROAD, NORTH RUNCTON, NORFOLK, PE33 0QR**

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

### **DESCRIPTION**

A three bedroom detached bungalow in a popular village location with enclosed rear garden, off street parking for several cars and garage.

The accommodation briefly comprises: Entrance hallway with storage cupboards, sitting room/dining room, further dining area, conservatory, kitchen/breakfast room, rear lobby, utility room, cloakroom, three bedrooms, master and second bedroom with fitted wardrobes and family bathroom. The property also benefits from a detached garage with power and light, large storage shed, double glazing and oil fired central heating.

### **SITUATION**

New Road is a residential area set within the desirable village of North Runcton, conveniently located for access to King's Lynn. The village is well known locally for its cricket grounds and tennis courts as well as its village green and church. Local shops and schools are to be found in neighbouring Middleton and West Winch. Easy access is also afforded to the North Norfolk Coast, The Wash and The Royal Estate at Sandringham.

### **ENTRANCE HALLWAY**

8.71m x 1.42m (28' 7" x 4' 8")

Fitted carpet, radiator, large double storage cupboard housing hot water tank, two further storage cupboards with hanging rail and fitted shelves.

### **SITTING ROOM**

6.78m x 4.48m (22' 3" x 14' 5")

Fitted carpet, open fireplace, radiators, windows to front and rear, TV and telephone points. Leading to:

### **DINING AREA**

2.92m x 2.19m (9' 7" x 7' 3")

Fitted carpet, patio doors leading to conservatory, radiator.

### **CONSERVATORY**

3.38m x 3.30m (11' 1" x 10' 10")

Tiled floor, radiator, windows to side and rear and doors leading to rear garden.

### **KITCHEN/DINING ROOM**

4.26m x 4.18m (14' x 13' 9")

A range of wall and base units with worktops over, sink and drainer, integrated oven and hob with extractor over, microwave, under counter fridge and freezer, radiator, tiled floor, windows to rear, pantry/store.

### **REAR LOBBY**

Tiled floor, door leading to rear garden.







## **UTILITY ROOM**

2.43m x 1.82m (8' x 6')

Built in worktops and cupboards, tiled floor, window to rear, washing machine, tumble dryer, floor mounted oil fired central heating boiler, freezer, drying area, butler sink.

## **CLOAKROOM**

Tiled floor, low level WC and handbasin.

## **BEDROOM 1**

3.60m x 3.50m (11' 10" x 11' 6")

Fitted carpet, window to front, radiator, two double fitted wardrobes.

## **BEDROOM 2**

3.76m x 2.69m (12' 4" x 8' 10")

Fitted carpet, radiator, fitted double wardrobe, window to front.

## **BEDROOM 3**

4.22m x 1.88m (13' 10" x 6' 2")

Fitted carpet, radiator, window to side

## **BATHROOM**

2.85m x 2.39m (9' 4" x 7' 10")

Panelled bath, corner shower cubicle with electric shower, low level WC, pedestal wash hand basin, tiled floor, window to side, radiator.

## **GARAGE**

Brick built detached garage with back privacy door, electric up and over front door, power and light.

## **OUTSIDE**

To the front of the property is a brickweave driveway with ample parking for several cars with a lawned area with shrub borders with mature trees and shrubs, side access gate. To the rear of the property is an enclosed garden with fenced boundaries and shrub borders, mainly laid to lawn with patio area and large wooden shed.

## **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

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[right-to-rent service.gov](https://right-to-rent.service.gov)

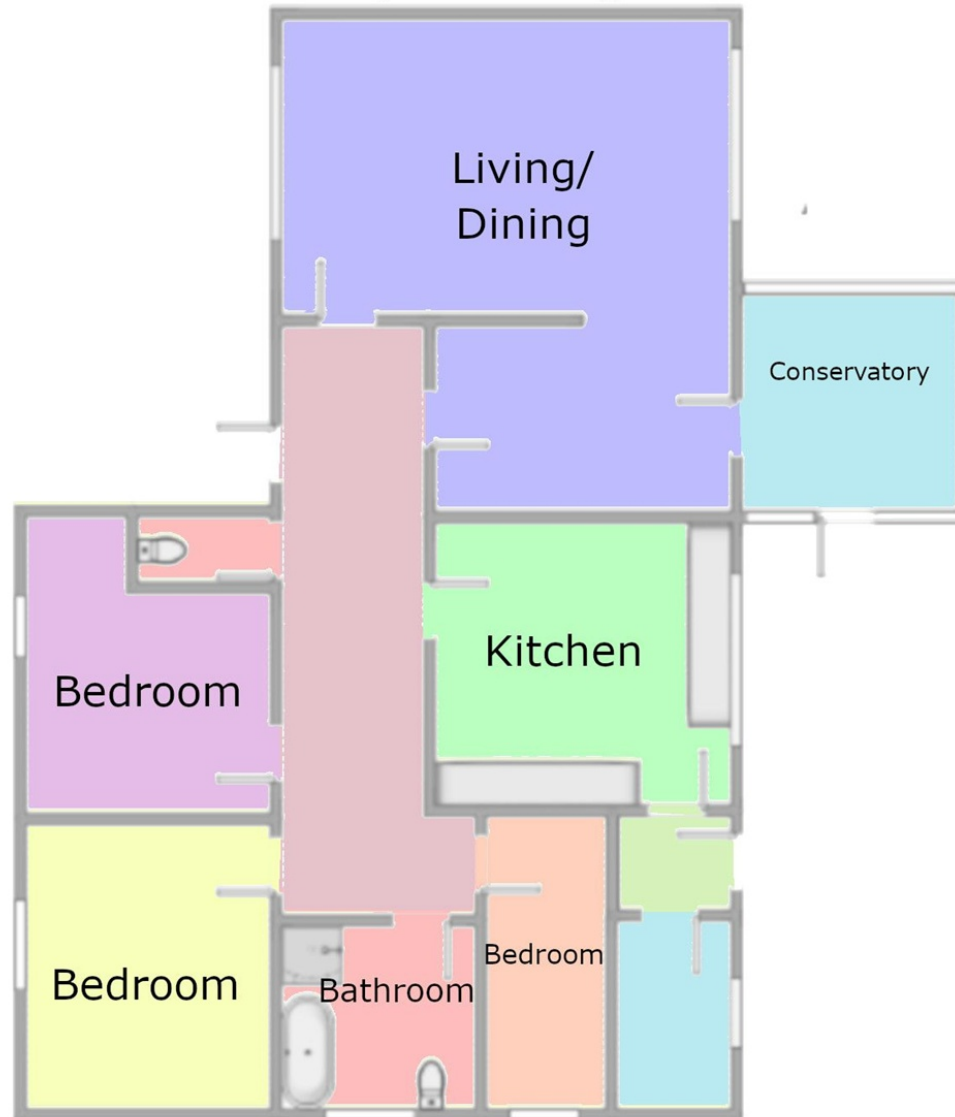
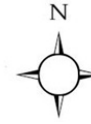
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>

2) Deposit £1075.00 (Covered by more than 5 'no let' agents)



# 38 New Road, North Runcton

Approx 130 m sq  
(1400 ft sq)





## **DIRECTIONS**

Proceed eastwards on the A47 and after approximately 2 miles from the Hardwick Roundabout, take the first right hand turning signposted North Runcton. Continue along this road (New Road) and the property will be found a short way along 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 E

Oil fired central heating.

EPC rating band E

## **VIEWING**

Strictly by appointment with the agent.







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 information given.

[www.beltonduffey.com](http://www.beltonduffey.com)

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.

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