



11 Poppyfields Drive, West Lynn
£1,100 per calendar month

BELTON DUFFEY



11 POPPYFIELDS DRIVE, WEST LYNN, NORFOLK, PE34 3LN

A modern three storey, three bedroom semi-detached house with enclosed rear garden, off street parking and garage

DESCRIPTION

A modern three storey, three bedroom, two bathroom semi-detached townhouse located in West Lynn, The accommodation briefly comprises: Entrance hallway, cloakroom, stairs to first floor, fitted kitchen, sitting room/dining room to the ground floor. To the first floor there are two bedrooms and a bathroom and to the third floor, there is the master bedroom with an en-suite shower room.

The property also benefits from an enclosed rear garden, off street parking and garage, gas fired central heating and double glazing and has also being redecorated throughout and new carpets fitted.

SITUATION

West Lynn has the usual range of amenities, including shops, schools and a bus service into the town centre. There is also the added advantage of a passenger ferry into King's Lynn town centre

ENTRANCE HALLWAY

3.12m x 1.63m (10' 3" x 5' 4")

Wood effect laminate flooring, stairs to first floor, radiator.

CLOAKROOM

1.47m x 0.83m (4' 10" x 2' 9")

Wood effect laminate flooring, window to front, radiator, low level WC wash hand basin.

KITCHEN

2.92m x 1.82m (9' 7" x 6')

A range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, wall mounted gas fired central heating boiler, window to front, built in electric oven with 4 ring gas hob and extractor over, plumbing and space for automatic washing machine and space for fridge freezer.

SITTING ROOM/DINING ROOM

4.52m x 3.91m (14' 10" x 12' 10")

Wood effect laminate flooring, window to side, 2 x radiators patio doors leading to garden, TV and telephone point.

FIRST FLOOR LANDING

Fitted carpet, storage cupboard with fitted shelves.

BEDROOM 2

2.88m x 2.50m (9' 5" x 8' 2")

Fitted carpet, window to front, radiator, built in wardrobe with hanging rail and shelf.



BEDROOM 3

2.88m x 2.16m (9' 5" x 7' 1")
Fitted carpet, window to rear.

BATHROOM

Wood effect laminate flooring, window to side, panelled bath with chrome taps, pedestal wash hand basin with chrome taps, white low level WC, radiator.

BEDROOM 1

3.92m x 3.35m (12' 10" x 11')
Wood effect laminate flooring, dormer window to front, radiator, airing cupboard housing hot water tank.

EN-SUITE SHOWER ROOM

2.08m x 1.74m (6' 10" x 5' 9")
Wood effect laminate flooring, corner shower cubicle, low level WC, pedestal wash hand basin, radiator, Velux window to rear.

GARAGE

Up and over garage door

OUTSIDE

To the front of the property is a low maintenance garden. To the rear of the property is an enclosed rear garden, mainly laid to patio with raised beds and rear gate leading to garage and driveway.

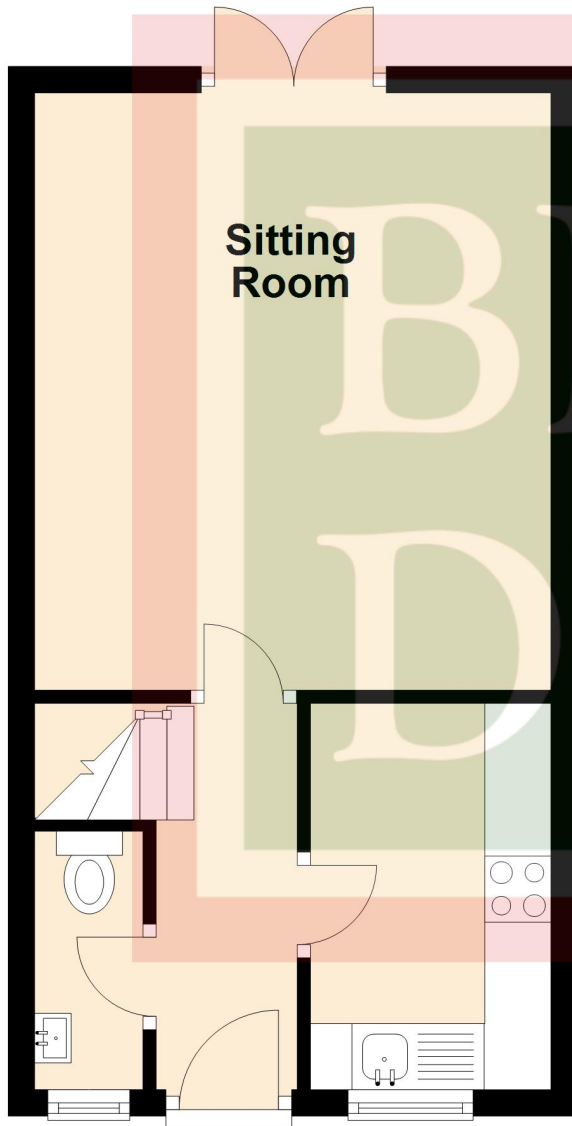
ADDITIONAL INFORMATION

- 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)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £1250.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

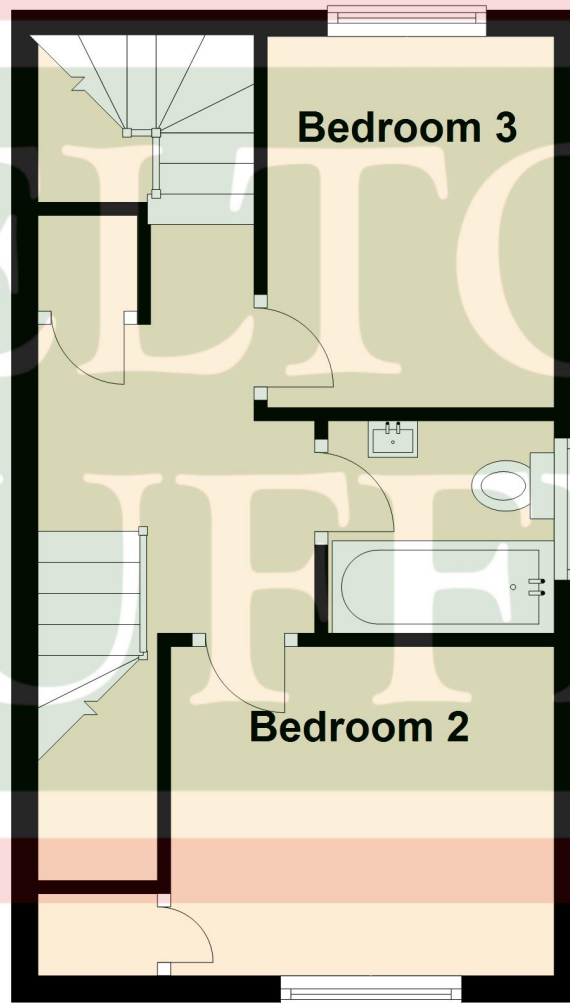
DIRECTIONS

From the King's Lynn office head out of town on the London Road towards the Southgates roundabout. Turn right and at the mini roundabout turn right again on to Wisbech Road. Follow the road round and at the junction turn right towards West Lynn and Clenchwarton. Follow the road along and Poppyfields will be found on the left hand side just before coming out of the village. Follow the road round and number 11 will be found half way down on the left hand side.

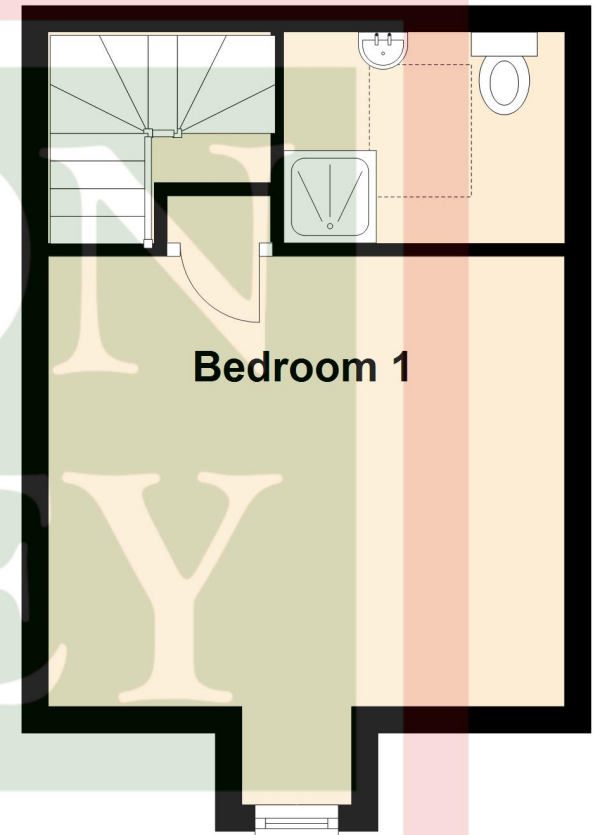
Ground Floor



First Floor



Second Floor



OTHER INFORMATION

Gas fired central heating.

EPC Rating band C

Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Council Tax band B

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

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