



**183 Fred Ackland Drive, King's Lynn**  
**£1,100 per calendar month**

**BELTON DUFFEY**



# 183 FRED ACKLAND DRIVE, KING'S LYNN, NORFOLK, PE30 4GR

A three double bedroom (1 en-suite) mid terrace townhouse within walking distance of the Hospital and 2 miles from the Town Centre.

## DESCRIPTION

A three double bedroom (1 en-suite), three storey mid terrace townhouse within walking distance of the Hospital and 2 miles from the Town Centre.

The accommodation briefly comprises entrance hallway, kitchen/breakfast room, cloakroom and sitting room/dining room with patio doors leading to the garden to the ground floor, to the second floor there are two double bedrooms and a bathroom. To the third floor is the master bedroom with en-suite shower room.

Outside the property benefits from an enclosed rear garden and off street parking.

## 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 HALLWAY

3.64m x 1.08m (11' 11" x 3' 7")

Panelled and double glazed door to outside, radiator, mains smoke alarm, Telephone point, staircase to first floor landing, fitted carpet.

## CLOAKROOM

1.93m x 0.92m (6' 4" x 3')

Low level WC, pedestal wash hand basin with splashback, radiator, extractor fan, electric trip switches, window to front, vinyl flooring.

## KITCHEN/BREAKFAST ROOM

3.43m x 2.33m (11' 3" x 7' 8")

L-shaped granite effect worktop with 1½ bowl stainless steel sink unit and chrome mixer tap, oak fronted cupboards and drawers under, Zanussi four ring gas hob with stainless steel splashback and extractor over, Zanussi oven under, space for fridge/freezer, window to front, vinyl flooring, radiator.

## SITTING ROOM/DINING ROOM

4.74m x 4.50m max (15' 7" x 14' 9" max)

TV and telephone point, 2 radiators, French doors leading to the rear garden, windows to rear, fitted carpet, heating controls, understairs storage cupboard.

## FIRST FLOOR LANDING

Mains smoke alarm, radiator and staircase to second floor, fitted carpet, storage cupboard.

## BEDROOM 2

4.51m x 3.84m, narrowing to 2.94m (14' 10" x 12' 7" narrowing to 9' 8")

Fitted carpet, radiator, TV point, 2 windows to rear.







## **BATHROOM**

2.06m x 1.70m (6' 9" x 5' 7")

Panelled bath, pedestal wash hand basin, low level WC, tiled wall areas, vinyl flooring, radiator and extractor fan, window to front.

## **BEDROOM 3**

4.31m x 2.37m (14' 2" x 7' 9")

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

## **SECOND FLOOR LANDING**

Mains smoke alarm, Velux roof light, fitted carpet.

## **MASTER BEDROOM**

6.02m x 4.49m max into recess, narrowing to 3.46m excluding the en-suite (19' 9" x 14' 9" max, narrowing to 11'4" excluding en-suite)

2 radiators, window to front, TV point, fitted carpet, eaves storage.

## **EN-SUITE SHOWER ROOM**

1.66m into shower recess x 2.02m max (5' 5" into shower recess x 6' 8" max)

Double size shower with Aqualisa Quartz electric 9.5 kilowatt shower, low level WC, pedestal wash hand basin, tiled wall areas, Velux roof light, extractor fan, radiator, vinyl flooring.

## **OUTSIDE**

There are 2 designated car parking spaces. The rear garden is laid to lawn with a paved patio and pathway leading to a pedestrian access gate. The rear garden 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)

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

4) Deposit - £1100.00. (Capped at no more than 5 weeks' rent).

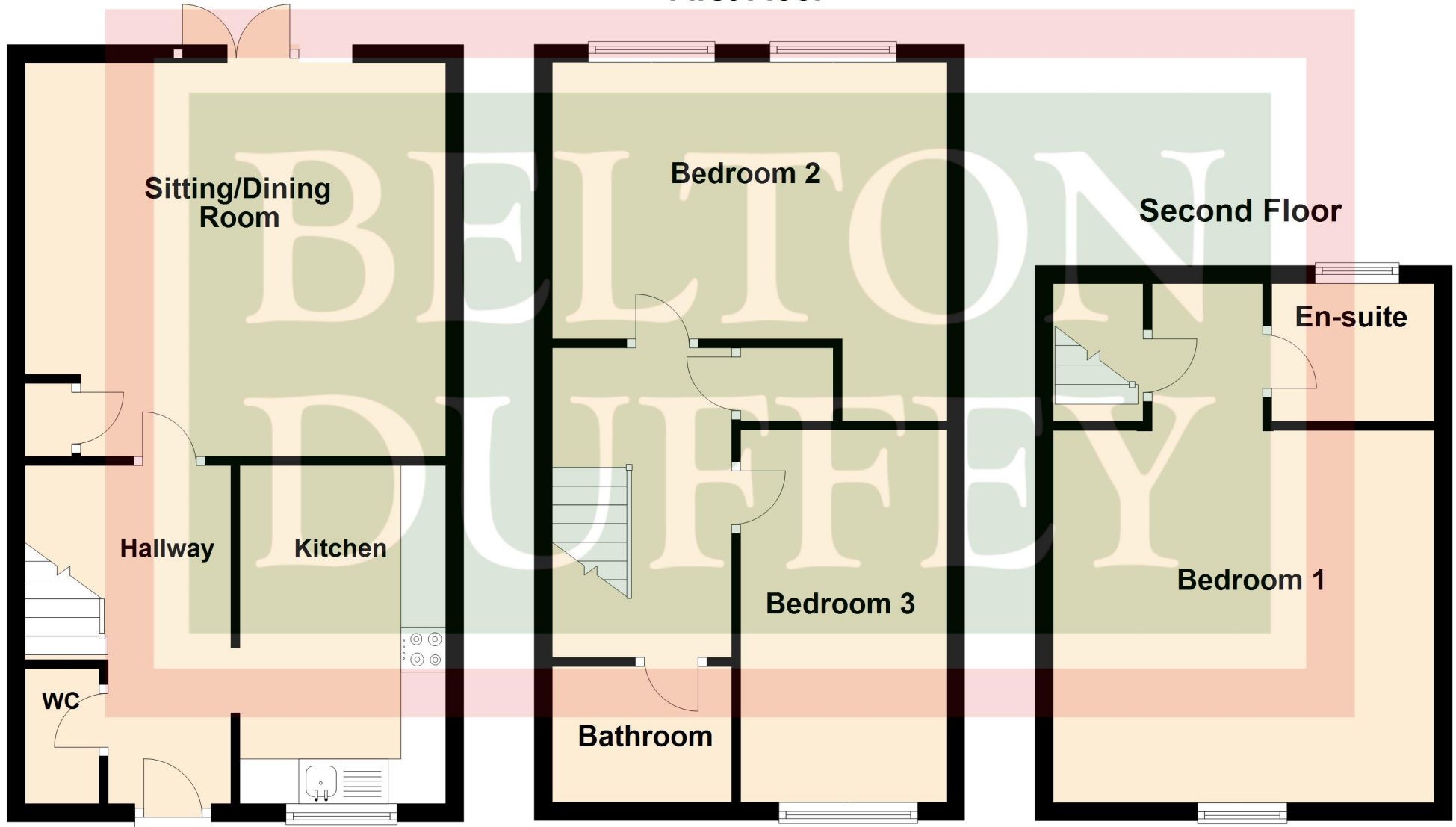
5) To be let unfurnished.

6) Sorry no pets.

**Ground Floor**

**First Floor**

**Second 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 both mini roundabouts and turning left at the third in Fred Ackland Drive, follow the road bearing right then left, the property can be seen 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 B

Gas fired central heating.

EPC rating 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](http://www.beltonduffey.com)



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