



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

**BELTON DUFFEY**



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

A Three bedroom end terrace house situated in a popular location close to the hospital with garage, gardens and parking.

## DESCRIPTION

A 3 bedroom end terrace house situated in a popular location close to the hospital with garage, gardens and parking

The property is installed gas central heating and double glazing and the accommodation briefly comprises entrance hall, sitting room/dining room with patio doors to garden, kitchen and cloakroom to the ground floor.

To the first floor are three bedrooms and a bathroom.

Outside the property has gardens front and rear, garage and parking.

## SITUATION

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

## ENTRANCE HALL

3.69m x 0.99m (12' 1" x 3' 3") Double glazed panelled door leading to outside, radiator, mains smoke alarm, staircase to first floor landing, under stairs storage cupboard.

## CLOAKROOM

1.85m x 0.85m (6' 1" x 2' 9") Low level WC, pedestal wash hand basin, radiator.

## KITCHEN

2.87m x 2.38m (9' 5" x 7' 10") L-shaped granite effect worktops with 1 1/2 bowl stainless steel sink unit with chrome mixer tap, light wood effect cupboards and drawers under, Bosch four ring gas hob, extractor over, fan assisted electric oven, return worktop with cupboards and drawers under, matching wall cupboards, plinth heater, space for fridge/freezer, larder unit, space and plumbing for automatic washing machine.

## SITTING ROOM/DINING ROOM

5.25m x 4.19m (17' 3" x 13' 9") narrowing to 2.85m (9' 4") L-shaped, TV and telephone point, French doors leading to the rear garden, radiator.

## FIRST FLOOR LANDING

Mains smoke alarm, loft access.

## BEDROOM 1

4.19m x 3.15m (13' 9" x 10' 4") Radiator, TV and telephone point, two double wardrobes with hanging rails and shelf.



## **BEDROOM 2**

3.35m x 2.20m (11' x 7' 3") TV point, radiator.

## **BEDROOM 3**

3.48m maximum into door recess x 2.57m (11' 5" x 8' 5") Radiator, telephone point, cupboard housing the Potterton Power Max HE gas fired central heating boiler.

## **BATHROOM**

2.01m x 1.69m (6' 7" x 5' 7") Three piece white suite comprising panelled bath with mains shower over, low level WC, pedestal wash hand basin, extractor, shaver socket, radiator.

## **GARAGE**

Up and over door with power and light.

## **OUTSIDE**

To the front of the property is a small front garden with shrub borders and a driveway leading to the garage.

To the rear of the property is an enclosed garden mainly laid to lawn with patio area, raised deck and side access gate to 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)  
<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.

## **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 the first mini roundabout turning left at the second into Anthony Nolan Road, at the end of this road turn right into Seaman Drive then continue along to the end turn left and the property can be found on the left.



AWAITING

FLOORPLAN

## **OTHER INFORMATION**

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

Gas fired central heating.

EPC - C.

## **VIEWING**

Strictly by appointment with the agent.



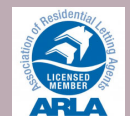


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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. if you would like any further information or would like to view this property, please contact us.

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



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