



**49 Dragonfly Way, King's Lynn
£1,250 per calendar month**

BELTON DUFFEY



49 DRAGONFLY WAY, KING'S LYNN, NORFOLK, PE30 5GR

A very well presented modern three bedroom, two bathroom semi detached house in a popular location.

DESCRIPTION

A very well presented modern three bedroom, two bathroom semi detached house in a popular location.

The accommodation briefly comprises: Entrance hallway with storage cupboard, cloakroom, sitting room/dining room, kitchen dining room to the ground floor. To the first floor, there are three bedrooms (one en-suite) and a family bathroom.

The property also benefits from gas fired central heating, double glazing, enclosed rear garden and allocated 2 parking spaces.

SITUATION

King's Lynn is a historic medieval port dating back to the 12th century, situated on the River Great Ouse. The winding streets and alleys of the old town remain intact but King's Lynn also boasts an extensive pedestrianized shopping area with a lively combination of National retailers, specialist shops and family businesses. The bustling markets are still held on the informatively names Tuesday and Saturday Market places.

ENTRANCE HALLWAY

Vinyl flooring, storage cupboard, radiator.

CLOAKROOM

Low level WC, pedestal wash hand basin, vinyl flooring, radiator.

SITTING ROOM/DINING ROOM

5.06m x 3.11m (16' 7" x 10' 2")

Fitted carpet, radiator, windows to front and side.

KITCHEN/DINING ROOM

5.23m x 2.82m (17' 2" x 9' 3")

A range of wall and base units with wood effect worktops over, stainless steel sink and drainer with mixer tap, 4 ring ceramic hob with extractor over, fan assisted electric oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, gas fired central heating boiler, vinyl flooring, radiator, window to rear and patio doors leading to garden.

FIRST FLOOR LANDING

Fitted carpet, storage cupboard, loft access.



MASTER BEDROOM

3.14m x 3.03m (10' 4" x 9' 11")

Fitted carpet, radiator, fitted wardrobe, window to rear.

EN-SUITE SHOWER ROOM

Walk in shower cubicle, low level WC, pedestal wash hand basin, vinyl flooring, radiator.

BEDROOM 2

3.49m x 2.57m (11' 5" x 8' 5")

Fitted carpet, radiator, window to front.

FAMILY BATHROOM

2.06m x 1.96m (6' 9" x 6' 5")

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

BEDROOM 3

2.78m x 2.57m (9' 1" x 8' 5")

Fitted carpet, radiator, window to front.

OUTSIDE

To the front of the property is a low maintenance landscaped garden and brickweave parking area for 2 cars.

To the rear of the property is an enclosed garden mainly laid to lawn with patio area and shrub borders.

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>

4) Deposit - £1500.00. (Capped at no more than 5 weeks' rent).

5) To be let unfurnished.

6) Sorry no pets.



AWAITING FLOORPLAN

DIRECTIONS

From the King's Lynn office, head out of Town on the London Road towards the Southgates roundabout. At the roundabout turn right on to Wisbech Road and take the first left hand turning on to Sandpiper Way. Follow the road around and turn into Dragonfly Way and the property will be found a short way down on the right 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.

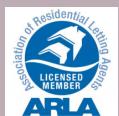




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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.



www.beltonduffey.com

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.

