



3 Isabella Close, King's Lynn
£1,200 per calendar month

BELTON DUFFEY



3 ISABELLA CLOSE, KING'S LYNN, NORFOLK, PE30 4GL

A 3 bedroom semi-detached house, situated in a popular and convenient location, close to the Queen Elizabeth Hospital, with gardens and parking.

DESCRIPTION

A 3 bedroom semi-detached house, situated in a popular and convenient location, close to the Queen Elizabeth Hospital, with gardens and parking.

The property is installed with gas central heating and UPVC double glazing. The accommodation briefly comprises entrance hall, sitting room, kitchen/dining room with double doors out onto the rear patio and cloakroom on the ground floor. On the first floor are 3 bedrooms and bathroom.

Outside, the property benefits from parking and gardens.

Please note that the owner of this property is an employee of Belton Duffey West Norfolk Ltd.

SITUATION

Isabella Close is a popular residential area with its regular bus service and is situated closeby to 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 HALL

Front entrance door, window to side, door into cloakroom, electric trip switches and wood effect flooring.

CLOAKROOM

Low level WC, pedestal wash hand basin with tiled splashback, shelf and mirror over, frosted window to front, radiator and tile effect flooring.

SITTING ROOM

4.74m x 4.61m (15' 7" x 15' 1") Window to front, radiator, fireplace with coal-effect fire, staircase to first floor and door into the kitchen/dining room.

KITCHEN/DINING ROOM

4.61m x 3.06m into window recess (15' 1" x 10' 0" into window recess) Fitted worktops with 1.5 bowl stainless steel sink unit and mixer tap, tiled splashbacks, cupboards and drawers under, Bosch 4 ring gas hob with Bosch over and grill under, space for appliances, radiator, UPVC double doors to rear patio, space for table and chairs, window overlooking the rear garden and tile effect flooring.

FIRST FLOOR LANDING



BEDROOM 1

3.72m x 3.16m max into door recess (12' 2" x 10' 4" max into door recess) Window to front, radiator and built-in wardrobe.

BEDROOM 2

3.09m into window recess x 2.50m (10' 2" into window recess x 8' 2") Window overlooking rear garden, built-in double wardrobe, radiator and airing cupboard housing the Ideal Esprit eco2 gas boiler.

BEDROOM 3

2.76m x 2.04m (9' 1" x 6' 8") Window to front and radiator.

BATHROOM

2.08m into window recess x 1.96m (6' 10" into window recess x 6' 5") Panelled bath with shower over, pedestal wash hand basin, low level WC, extractor, shaver point, radiator and tiled wall areas.

OUTSIDE

The front garden is laid to lawn with paved pathway and steps leading up to the front entrance door. There is outside lighting and a driveway to the side providing parking for 2 vehicles.

The rear garden is mainly laid to lawn with a patio and pathway with gated access to the front. 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.uk/rtr-prove/id-question>
- 4) Deposit - £1200.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.



AWAITING

FLOORPLAN

DIRECTIONS

From King's Lynn proceed out of town along Littleport Street and on to Gaywood Road. At the Gaywood Clock, bear right into Gayton Road and proceed along towards the end of Gayton Road over the mini-roundabout and opposite the Queen Elizabeth Hospital turn right into Winston Churchill Drive, proceed along passing the school on the right hand side, continue along until you reach a mini roundabout, take the first exit into Anthony Nolan Road, continue along turning right into Isabella Close and the property will be seen as the first property on the left hand side, designated by our 'For Sale' sign.

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 central heating.

EPC - C.

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



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.