

Cruso & Wilkin

TO LET

Four Bedroom Detached House

Rural Location



Saddlebow, King's Lynn

£1,850 PCM

(Subject to Contract)

Lynn List: 01553 691691
ll@crusowilkin.co.uk

The Estate Office, Church Farm, Hillington,
King's Lynn, Norfolk PE31 6DH

Description:

This delightful property offers a four bedroom detached house including ample parking, one The property is set in a rural location. The property is offered unfurnished,

Directions:

From King's Lynn, take the A148 bypass and then take the slip road to Saddlebow. Take the first exit at the first roundabout, and the second exit at following roundabout. Continue on the High Road for approximately 3.5 miles where the property can be found on the left-hand side, immediately after the end of the village restricted speed zone.

Postcode: PE34 3AR

What3words: ///dive.awake.flows

The Accommodation offers:

Front door leading into Entrance Hallway.

Entrance Hallway:

Stairs to first floor, tiled flooring, double storage cupboard, rear facing window, radiator and a door to the side.

Cloakroom: 2.38m x 1.45m

Fitted with wash-hand basin set in a vanity unit, W.C., radiator, tiled flooring, with a rear facing window.

Lounge: 7.55m x 4.16m (max) 3.53m (min)

Front and side facing window, T.V point, telephone point, two radiators, and a door to the hallway.

Kitchen: 7.11m x 2.93m

The Kitchen is open-plan connecting to the dining room. Fitted with a range of wall and base units, with wooden worktops and inset butler sink, integral dishwasher, Range cooker with extractor hood, ceramic tiled flooring, side facing window, and patio doors leading to the garden. This room opens to:

Dining Room: 4.07m x 3.65m

Fitted with a wood burner, telephone point, front facing window and door to the hallway.

Utility Room: 3.02m x 3.01m

Fitted with a range of base units, with wooden worktops and inset butler sink, together with plumbing for a washing machine, a rear facing window, cupboards housing a water tank and shelving, and the oil central heating boiler.

First Floor Landing:

Rear facing window and a radiator.

Bedroom One: 4.19m x 3.87m

Front facing window with far reaching views, a radiator, T.V. point and a door to:

Ensuite:

Fitted with a fully enclosed shower cubicle, wash-hand basin, W.C., towel radiator, front facing window and part tiled walls.

Bedroom Two: 4.19m x 3.54m

Front facing window with far reaching views, T.V. point, and radiator.

Bedroom Three: 3.79m x 3.71m

Rear facing window with far reaching views, T.V. point, and radiator.

Bedroom Four: 3.72m x 1.84m

Rear facing window with far reaching views, T.V. point, and radiator.

Bathroom: 3.64m x 1.70m

Fitted suite comprising side panel bath, wash-hand basin, fully enclosed shower cubicle, W.C., towel radiator, extractor fan, part tiled walls and a side facing window.

Outside:

To the front of the property is a private drive leading to ample parking, and providing access to the property. The front of the property is bordered with mature trees and shrubbery.

The garden is approximately one acre, Oil tank is located in rear garden.

Viewing:

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, tel: 01553 691691. All viewings to be conducted during daylight hours only.

Local Authority:

Borough Council of King's Lynn & West Norfolk. King's Court, Chapel St, King's Lynn PE30 1EX. Telephone: 01553 616200



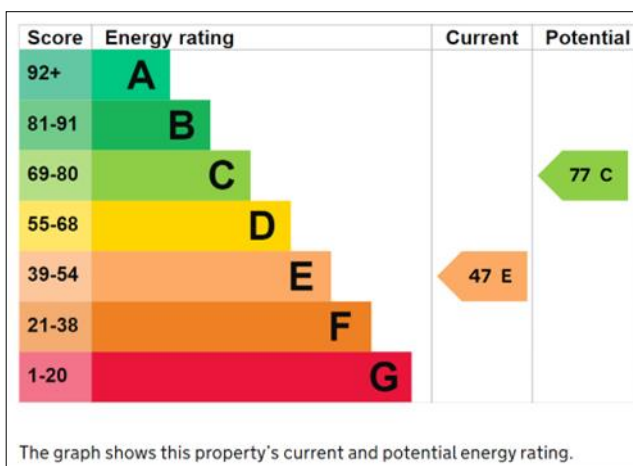
Deposit:

A deposit of £2,130.00 (Two Thousand One Hundred and Thirty Pounds) will be required prior to the commencement of the Tenancy. The deposit is held by the Agents as stakeholders who are members of the Tenancy Deposit Scheme in compliance with current legislation. Please note the following applies to the deposit held at the end of the Tenancy:

1. Return of the deposit will be by cheque or direct payment to the bank only.
2. If the Tenancy is held in joint names we shall require joint instructions on how to return the deposit.
3. In the event of a dispute at the end of the Tenancy the deposit will be held pending agreement between Landlord/Tenant as to the amount of any dilapidations payable. This will be transferred to the Tenancy Deposit Scheme in the event of non agreement.



The Energy Performance Rating (EPC) for the property is E.



Photos taken:
Particulars prepared:

February 2025
February 2025

Important Notices:

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective tenants are advised to check measurements for any particular purpose e.g. Fitted carpets and furniture. No assumptions should be made with regard to photographs, e.g. that any contents shown are included in the sale. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin, their joint Agents or the Vendors or Lessors.