

Cruso & Wilkin

TO LET

Three Bedroom Detached House

Rural Location



Saddlebow, King's Lynn

£1,650 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 three bedroom detached house including ample parking. The property is set in a rural location. There is underfloor heating on the ground floor and oil central heating to the first floor. 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 4 miles, turn right into Fallow Pipe Road, follow to the end of Road and Bank Farm will be seen on your left.

Postcode: PE34 3AS

What3words: ///passes.precautions.courier

The Accommodation offers:**Entrance Lobby/Boot Room: 5.19m x 4.99m max 2.06 m min**

Double glazed door to front, wall lights, shelving and coat hooks, integral door to garage and door to rear garden.

Utility Room: 3.89m x 2.68m

Fitted with a double sink drainer, plumbing for washing machine, vent for tumble dryer, part tiled walls, cupboard housing water tank, two double glazed windows to front, ceramic tiled flooring.

Laundry Room/Office: 2.70m x 2.30m

Wood panelled ceiling, window to rear, door to kitchen.

Kitchen: 4.67m x 4.33m

Fitted with a range of wall and base level kitchen units with worktop over, one and a half bowl sink drainer, integral double oven, ceramic hob with extractor fan above, fitted wine rack. Ceiling spot lights set in a wood panelled ceiling, double glazed window to front, part glazed door to hall.

Hallway:

Stairs to first floor, understairs cupboard housing underfloor heating system.

Dining Room: 3.99m x 3.17m

Wall lights, French door leading to conservatory

Conservatory: 5.28m x 3.06m

Brick and UPVC construction, ceiling fan, French doors leading to rear garden.

From Hallway:

Cloakroom:

Fitted with a W.C, wash hand basin, extractor fan, double glazed window to rear.

Study: 2.77m x 2.70m

Telephone point, TV point, double glazed window to rear.

Living Room: 7.12m x 4.07m

Brick feature fireplace, electric wall lights, telephone point, TV points, double glazed window to front, French doors to rear garden.

First Floor Landing:**Bedroom One:**

Fitted with a range of wardrobes and overbed cupboards and shelving, double glazed window to front, radiator, door to en-suite.

Ensuite:

Fitted with a fully enclosed shower cubicle, W.C. wash hand basin, electric shaver point, radiator, cupboard housing water tank and shelving, double glazed window to rear, access to loft.

Bedroom Two: 4.36m x 4.36m

Double glazed window to rear, door to ensuite bathroom, radiator.

En-Suite Bathroom:

Fitted with a suite comprising of a side panel bath, fully enclosed shower cubicle, W.C. wash hand basin, electric shaver point, extractor fan, towel radiator, part tiled walls, double glazed window to rear.

Bedroom Three: 4.38m x 3.20m

Electric wall lights, eaves storage, radiator, door to dressing room.

Dressing Room: 3.92m x 2.83m

Radiator.

Shower Room: 2.76m x 2.658m

Fitted with a fully enclosed shower cubicle, W.C. wash hand basin, electric shaver point, extractor fan, wall lights, part tiled walls, double glazed window to rear.

Outside:**Garage:**

Electric up and over door to front, double glazed windows to rear, integral door to front Lobby.



Front Garden:

The front garden is laid to lawn with a sweeping drive leading to the property, parking for numerous vehicles, gated access to rear garden.

Potting Shed:

Fitted with shelving.

Rear Garden:

The rear garden is laid to lawn with shrubs and plants in borders. Outside tap, oil tank, outside lighting, paved patio area, two greenhouses, garden shed, vegetable patch, various paths leading through the garden.

Deposit:

A deposit of One Thousand Nine Hundred 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/Tenancy as to the amount of any dilapidations payable.

The Energy Performance Rating (EPC) for the property is D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Photos Taken: April 2025
Property Details: April 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.