



FLORDON, NR15

£1,500 PCM

The property is located in the rural village of Flordon approximately 10 miles from Norwich. The local church is a hub for the community holding village activities. The property is located close to public walking routes around the area and there is a vast amount of wildlife to spot.

- 3 Bedrooms
- Oil Fired Central Heating
- Council Tax Band D
- Holding Deposit - £345
- Damage Deposit - £1730
- EPC TBC
- Garage
- Built in wardrobes
- Rural Location

Property comprises

ENTRANCE:

The property benefits from a large driveway with ample parking and a single garage. Enter through the front door into a spacious hallway with a storage cupboard under the stairs. The hall then leads to:

LOUNGE

Large living space with windows to the front aspect and a bay window to the side aspect. Parquet flooring, fireplace and two entrance doors giving you options for furniture layout.

KITCHEN

Good sized kitchen with windows overlooking the garden and fields beyond. Tiled flooring with a range of base and wall units and an electric cooker. Built in dishwasher with space for two further under counter appliances. There is also a spacious pantry giving additional storage.

FIRST FLOOR LANDING

Oak staircase with windows to the front and side aspects allowing lots of natural light with carpet flooring and an airing cupboard.

BEDROOM ONE

Master bedroom with two double built in wardrobes and a bay window to the side aspect with lovely country views. Carpet flooring, curtains and radiator.

BEDROOM TWO

Good sized double bedroom with windows to the front and side aspect. Carpet flooring, built in wardrobe, curtains and radiator.

BEDROOM THREE

Double bedroom with window to the rear aspect, carpet flooring and curtains.

WC

Separate WC with obscure window to the side aspect, vinyl flooring.

BATHROOM

Modern bathroom with a bath electric shower over and hand wash basin, heated towel radiator and obscure window to the side aspect.

OUTSIDE

The property benefits from spacious outside areas which include a large driveway, enclosed rear garden wrapping around the property with overlooking field views.

To the side of the kitchen is a utility room with plumbing for a washing machine and tumble dryer as well as two additional rooms, one would be useful as a boot room and the other has an WC. Rear access to the garage.

Holding Deposit: £345

Deposit: £1730

COUNCIL TAX BAND

South Norfolk District Council – Band D

EPC to be confirmed

Available to let April 2026

Viewings - Strictly by appointment with Kings & Co Lettings

The rent does not include payment to service providers in respect of utilities, communication services, TV licence and council tax.

For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

References are undertaken by an external referencing agency and are subject to a minimum 3 day turnaround. The tenancy will not commence until we have received satisfactory references.

All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Council Tax Band: D (South Norfolk District Council)

Deposit: £1,730

Holding Deposit: £345

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.