



BLACKTHORN WAY, PORINGLAND NR14

£1,200 PCM

Unfurnished, three-bedroom, mid-terrace house in the sought-after village of Poringland, close to local shops, schools and transport links with easy access to Norwich. Lounge, kitchen, conservatory, en-suite, garden.

- Unfurnished
- 3 Bedroom Terrace
- Conservatory
- Ensuite Shower
- Low maintenance garden
- Garage
- Off Road Parking

Three bedroom, unfurnished mid-terrace house ideally situated within the popular village of Poringland, offering easy access to the A47, A146 and into Norwich City Centre.

This property comprises of:-

Upon entry, you are welcomed into an entrance hallway providing access to all rooms.

Ground Floor Cloakroom

Fitted with a white two-piece suite and tiled flooring.

Lounge

A spacious living room featuring laminate wood-effect flooring, double windows to the front aspect allowing plenty of natural light, a gas fireplace and the added benefit of underfloor heating.

Kitchen/Breakfast Room

Fitted with a range of cream wall and base units with a mottled-effect worktop, incorporating a built-in gas hob and double electric oven with extractor fan over. The kitchen also benefits from an undercounter fridge freezer, washing machine and dishwasher. There is a window to the rear aspect, tiled flooring, underfloor heating, and doors leading through to the conservatory.

Conservatory

A bright and versatile additional reception space overlooking the rear garden.

First Floor, All doors leading off of the landing.

Bedroom One

Master bedroom with windows to the front aspect, built-in double wardrobe with mirrored doors, carpet flooring, radiator and door leading to the en-suite.

En-Suite

Fitted with a double shower cubicle, white WC and wash basin, with vinyl flooring.

Bedroom Two

Double bedroom with window to the rear aspect, built-in wardrobe with mirrored doors and carpet flooring.

Bedroom Three

Single bedroom with a window to the front aspect, a small cupboard over the stairs and carpet flooring.

Family Bathroom

Fitted with a three-piece suite comprising a panelled bath with a shower over, WC and wash basin, with tiled walls and a neutral finish.

Outside

The property benefits from an enclosed rear garden and patio area.

available approximately mid-May 2026

South Norfolk Council Tax: Band B (£1,962.72 2026/27)

EPC: TBC

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

Viewings - strictly by appointment with Kings & Co Lettings

References are undertaken by an external referencing agency and are subject to a minimum of 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: Band B (Broadland District Council)

Deposit: £1,384

Holding Deposit: £276

Parking options: Off Street

Garden details: Private Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.