



The Kelling, East Rudham

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### The Property

The property offered for rent is an extremely well appointed detached three storey modern house, it is located on the edge of this North Norfolk village just six miles from Fakenham. The accommodation briefly comprises an entrance porch leading to a sitting room, with a wood burner, a well fitted out kitchen/dining area with Bi-fold doors leading to the rear garden. A utility room, cloakroom, first floor landing leads to, three bedrooms, two of which are en-suite. The second floor leads to a dressing room and bathroom, The property benefits from UPVC sealed unit windows and doors and modern electric heating. To the rear of the property is a small garden, off street parking.

### Location

East Rudham is situated mid way between King's Lynn and Fakenham on the A148. East Rudham is a rural village with a scattering of houses and cottages centred around the village green. It lies close to the source of the River Wensum, Houghton Hall Estate and all it's surrounding beautiful countryside, and is joined by the smaller village of West Rudham. Both villages benefit from amenities such as an art gallery, mobile Post Office, The Crown public house, tea shop and delicatessen, veterinary surgery, a primary school, parish church, playing fields and a village hall

### Directions

Leave Fakenham on the A148 proceed through the village of Sculthorpe. After around five miles you will come to East Rudham, just before entering the village you will see a sign for Rudham Deli on the right hand side. The property will be found just before the deli on the left hand side.

### Accommodation

The accommodation comprises: -  
UPVC Front door, leading to an

#### Entrance porch

Coat pegs

#### Sitting Room ( 16' x 11' )(double aspect)

Open fireplace housing a wood burner, shelved recess, television point, staircase to the first floor

#### Kitchen/Diner (15' X 13' )(double aspect)

Good range of fitted base units, wooden work surfaces over, inset double Butler sink with mixer tap over, two electric ovens, fitted microwave, extractor hood, Bi-fold doors lead to the rear garden

#### Utility Room ( 10' x 8'6 )(maximum)

Range of fitted base units with wooden work surfaces over with plumbing for automatic washing machine and tumble drier, side door to outside

#### Cloakroom

Vanity unit with basin over, WC,

First floor landing

#### Bedroom One ( 12' 10 x 11'8 )

Radiator, coat pegs, vaulted ceiling, shelved cupboard, wooden floor

#### En-suite

Shower cubicle, vanity unit with basin over, WC, heated towel rail, Velux window, wooden floor

#### Bedroom Two ( 10'3 x 9' 4 )

Radiator, coat pegs, wooden floor.

#### En-suite

Shower cubicle, wash basin, WC, heated towel rail, Velux window, wooden floor.

**Bedroom Three ( 10'6 x 10' )**

Radiator,

Staircase to second floor

**Dressing Room ( 12'9 x 8' )**

Radiator, television point,

**Bathroom**

Panelled bath, WC, pedestal wash basin, radiator, Velux window,

**Curtilage**

The property is approached through a wooden five bar gate, this in turn leads to the rear of the property and the garden. Here you will find a patio area, shingle off street parking.

**General Information**

**Rent:** £1800 per calendar month payable in advance.

**Damages Deposit:** £2076 refunded at the end of the tenancy if no claim is justified.

**Council Tax Band:** D

**Local Authority:** North Norfolk District Council, Tel: 01263 513811.

**References Required:** Bank, employment and present or previous landlord, if applicable. We also conduct a credit check.

**Fees:** There will be a holding deposit of £400 which will be refunded from the first month's rent. Tenants should arrange their own contents insurance.

**Availability:** The property is available from now

**Type and length of tenancy:** Unfurnished, assured short hold tenancy, initially 12 months.

**Restrictions:** Potential tenants must view the interior of this property prior to submitting an application. **NO PETS**

**Important Notice**

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | [enquiries@pointens.co.uk](mailto:enquiries@pointens.co.uk)

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