

# TO LET

# Cruso & Wilkin



*4 Dunton Road  
Tatterford  
£1000 per calendar month*



Regulated by  
**RICS**<sup>®</sup>

The Estate Office, Church Farm,  
Station Road, Hillington, King's Lynn, Norfolk  
PE31 6DH  
**01553 691691**

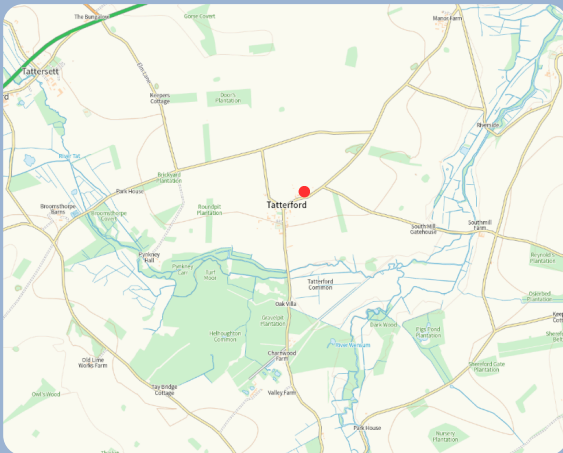
The Estate Office, 2 Northgate,  
Hunstanton, Norfolk  
PE36 6BA  
**01485 535600**





## Location

4 Dunton Road  
Tatterford  
NR21 7AX



## Description

Three bedroom semi-detached cottage in rural location with fantastic views. Traditional cottage with accomodation comprising of; living room, kitchen, rear lobby to the ground floor. Three bedrooms and bathroom to the first floor. Oil central heating and UPVC double glazing. Large garden and off-road parking.

## Directions

Directions from East Rudham:

By road head out of East Rudham on the A148 towards Fakenham. After approximately ½ mile turn right onto Abbey Lane signposted "Broomthorpe 3/4". At end of road bear left onto Broomthorpe Road, the cottage is located a short distance on the left hand side.



////vouch.wolves.bunk



Nearest Postcode  
NR21 7AX



## The Accommodation

### Ground Floor

#### Living Room (4.80m x 3.87m 15'9" x 12'8")

UPVC double glazed entrance door with glazed panel and window to the front aspect. Cupboards either side of working open fire and door to kitchen. Radiator.

#### Kitchen (4.65m x 2.80m 15'3" x 9'2")

UPVC double glazed window to the rear aspect and door leading into rear porch. Wood effect vinyl flooring, matching wall and base units with wood effect worktop. Part tiled walls, extractor fan, 1.5 stainless steel sink and drainer unit with hot and cold tap over. Space and plumbing for washing machine. Integrated electric oven with four ring hob over. Stairs behind door and cupboard under stairs with oil boiler.



### First Floor

#### Stairs & Landing

Smoke alarm and doors to;

#### Bedroom Three (2.37m x 1.84m 7'9" x 6')

UPVC double glazed window to the rear aspect and radiator.

#### Bedroom Two (3.87m x 2.33m 12'8" x 7'8")

UPVC double glazed window to the front aspect and radiator.

#### Bedroom One (3.87m x 3.07m 12'8" x 10'1")

UPVC double glazed window to the front aspect and radiator.

#### Bathroom (2.80m x 2.15m 9'2" x 7'1")

UPVC double glazed window to the rear aspect. Tile effect vinyl flooring. Bath with electric shower over. Pedestal hand wash basin, W.C. Radiator.

### Outside

#### Outside Front

Gravel driveway with lawn area to either side leading to metal gates.

#### Outside Rear

Enclosed by hedging mainly laid to lawn with various shrubs. Wooden shed and brick outbuildings.



Deposit

A deposit of £1200.00 will be required prior to the commencement of the tenancy. The deposit is held in the Landlords Deposit Scheme (DPS) as stakeholders who are members of the 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 referred to the Tenancy Deposit Scheme in the event of non-agreement.

Viewing Arrangements

Strictly by prior appointment with the Landlord's Agent, Cruso & Wilkin, telephone: 01485 535600. All viewings to be conducted during daylight hours only.

Council Tax Band

B

Local Authority

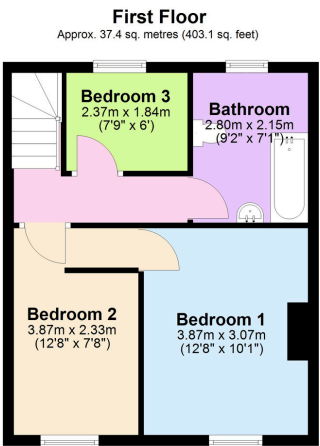
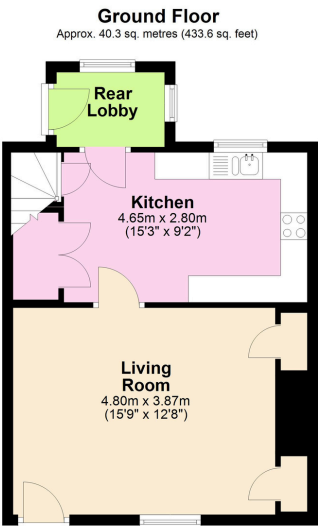
Borough Council of King's Lynn & West Norfolk  
Telephone: 01553 616200



Energy Performance Certificate

E- Valid Until December 2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Total area: approx. 77.7 sq. metres (836.7 sq. feet)





*Nicola Lee:*

01485 535600

[nl@crusowilkin.co.uk](mailto:nl@crusowilkin.co.uk)

Particulars prepared: January 2026

Photographs taken: DEcember 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 purchasers 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. 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.

**Cruso & Wilkin**

Snettisham Auction Centre, Common Road,  
Kings Lynn, Snettisham, Norfolk  
PE31 7PF  
**01485 542656**

The Estate Office, Church Farm,  
Station Road, Hillington, King's Lynn, Norfolk  
PE31 6DH  
**01553 691691**

The Estate Office, 2 Northgate,  
Hunstanton, Norfolk  
PE36 6BA  
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