



THE STORY OF  
**1a Brenda Collison Close**

*Dersingham, Norfolk*

**SOWERBYS**

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THE STORY OF

# 1a Brenda Collison Close

Dersingham, Norfolk  
PE31 6SP



Two Bedroom Bungalow

Conservatory

UPVC Double Glazing

Gas Fired Central Heating

Driveway and Garage

Attractive Gardens

No Upward Chain



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“Spacious, versatile and homely.”

Sitting in a quiet cul-de-sac, in this popular village, is 1a Brenda Collison Close - a good sized family home waiting for the next owners to enjoy.

Approaching the property you cannot help but be impressed with the large brick weave driveway and separate garage, arguably a must for family homes which often have multiple vehicles.

On entering the property you instantly get that feeling of space from its well-sized kitchen dining room with windows to three sides and its large sitting room with doors out to the rear garden. Finishing off the ground floor is a WC.

Heading up to the first floor and there are three well-proportioned bedrooms with the added bonus of an en-suite to the principal bedroom. Finishing off this floor is the family bathroom.

The property has ample parking and a garage to the front with access down the side to the enclosed rear garden, which has a patio and is mainly laid to lawn.

Being in excellent decorative order - and having no upward chain - makes this the perfect choice for your next home, or weekend retreat.

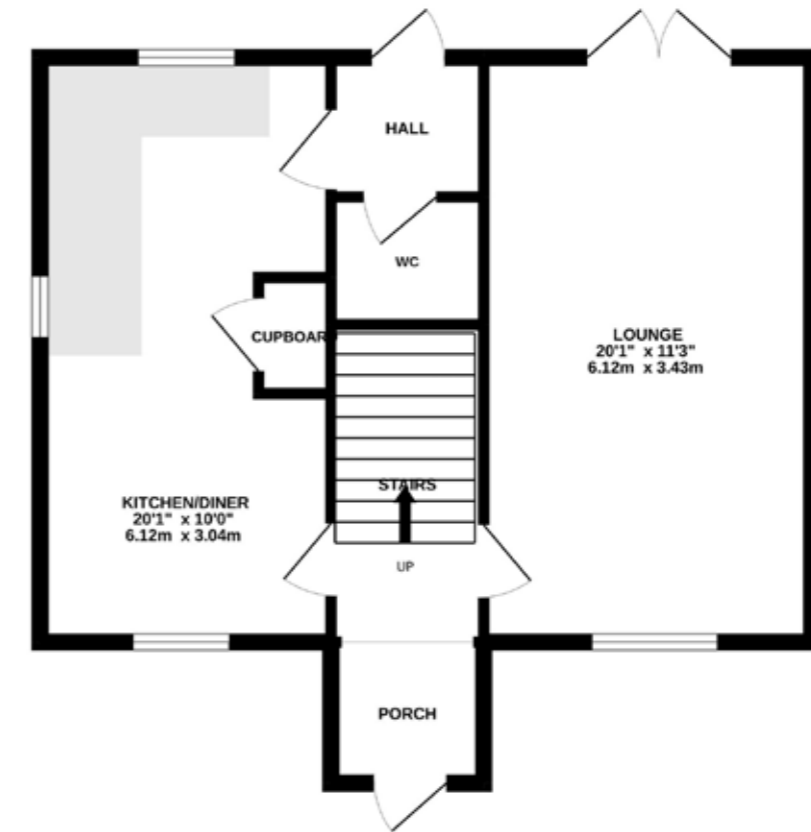




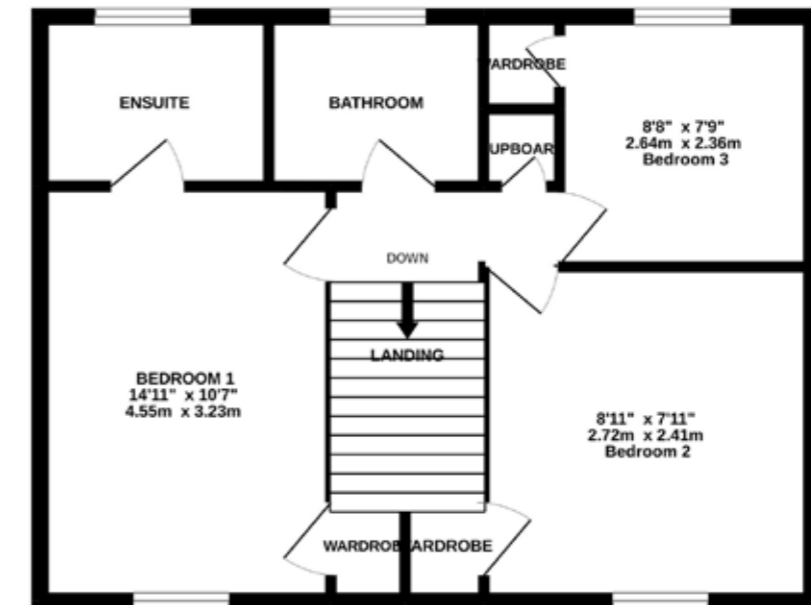


“A property with an attractive garden.”

**GROUND FLOOR**  
556 sq.ft. (51.7 sq.m.) approx.



**1ST FLOOR**  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## ALL THE REASONS

# Dersingham

IN NORFOLK  
IS THE PLACE TO CALL HOME



‘The perfect village’ is how many locals lovingly describe Dersingham which is well-serviced with a primary and junior

school, GP surgery, library, Post Office, a butcher, supermarket, newsagent, garden centre, Chinese restaurant and a smashing fish and chip shop – all within a relatively compact 5.6 sq mile radius!

Coupled with this is the village’s superb position, just 7.5 miles from King’s Lynn with a direct rail line to London King’s Cross, making it ideal for country-loving commuters. Alternatively, go east and discover north Norfolk’s sandy beaches at Snettisham, Heacham or Hunstanton, just a few minutes’ drive away.

With plenty of traditional carrstone cottages and large period properties, including a loop of highly desirable detached homes surrounding Fern Hill and along Shernbourne Road, there are newer developments including the ever-popular Sandringham Estate with a good mix of property sizes.



Dersingham has grand neighbours as the village borders the Sandringham Estate, home to the Queen’s Norfolk residence, and the road follows onwards to Anmer where the Duke and Duchess of Cambridge have a country home – Prince George was often spotted playing under the Duchess’ watchful eye at Dersingham’s Playground as a youngster, and the village’s recreation ground is a central spot for many local community events.

There’s easy access to Sandringham’s trails from the edge of the village offering plenty of ways to explore the estate – escape the heat of the beach on a hot summer’s day with a cooling cycle ride, or admire autumn’s colourful display with a woodland walk that leads little ones to the children’s play area and its impressive 26ft water tower. Build their knowledge of nature further at Dersingham Bog National Nature Reserve where they can adventure marshland, heathland and woodland.

Despite its grand neighbours, Dersingham has a homely feel with a strong community served by a newly renovated village hall with a regular calendar of social events. There are two thriving pubs, The Feathers and Coach & Horses, the latter of which is regularly celebrated by CAMRA for its award winning selection of traditional ales.

It’s easy to see why Dersingham holds so much appeal, particularly among doctors and front-line workers working at the Queen Elizabeth Hospital, just 7.5 miles away, offering a superb place to enjoy the best of coast and country.

Note from the Vendor



Sandringham Estate has lots of beautiful walks for the whole family to enjoy.

“It’s a lovely quiet spot not far from the Royal Sandringham Estate.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas fired central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

B. Ref:- 9658-7068-7333-0467-7944

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

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# SOWERBYS



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