



THE STORY OF
2a Pansey Drive
Dersingham, Norfolk

SOWERBYS

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2a Pansey Drive

Dersingham, Norfolk,
PE31 6PU

Detached Home

Four Double Bedrooms

Open-Plan Kitchen/Family Room

Utility Room

Family Bathroom and a Downstairs Shower Room

Ample Parking and an Integral Garage

Generous Rear Garden

Excellent Location

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“A beautiful home with a plethora of space,
both inside and out.”

Just a few minutes walk from the popular village centre and all of its amenities is 2a Pansey drive. This spacious family home has all the space a growing family may need, and is perfectly situated for the bustling market town of King's Lynn, and its direct train line to Kings Cross, or the Victorian seaside town of Hunstanton with golden beaches.

It's often said that the hub of any home is its kitchen, and this one won't disappoint. With its modern fittings, central island, seating area for family

and friends, and a dining area with doors leading out onto the patio, this is a room for any occasion. There is also a handy adjoining utility room and a ground floor shower room.

The good size sitting room, complete with a log-burner, is perfect for cosying up in the evenings and relaxing with family.

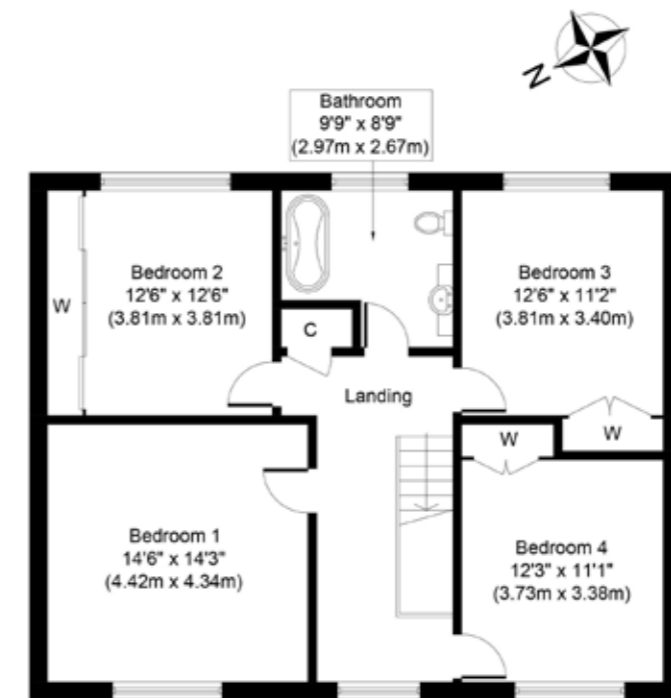
The first floor is home to four double bedrooms and a beautifully fitted bathroom with a feature roll-top bath.



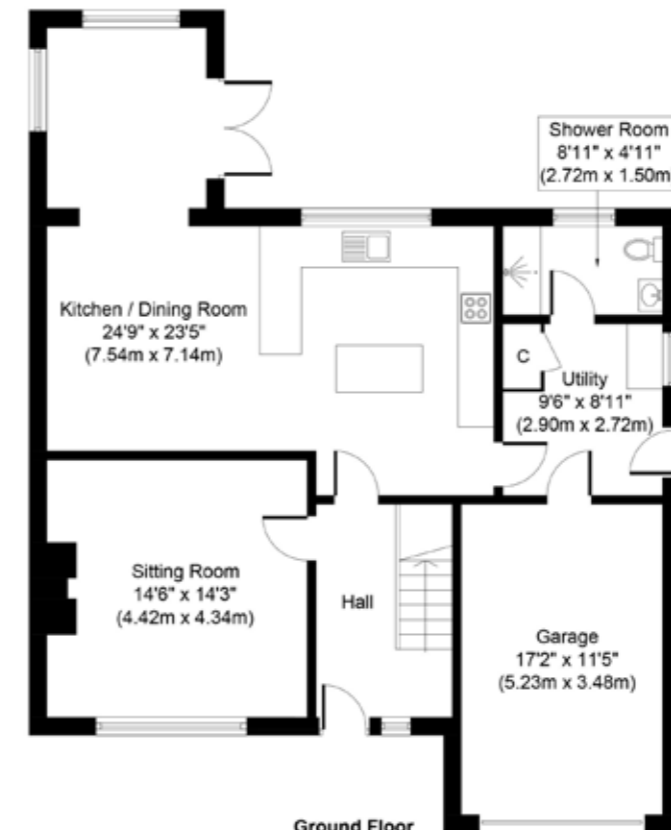


Outside is where this property really comes into its own, with a good-size brick-weave driveway and an integral garage to the front, whilst the rear offers plenty to host garden parties. With a pretty patio, perfect for summer barbecues, and a large lawn for games.

2a Pansey is a spacious and well-balanced home, waiting to be enjoyed by its next custodians.



First Floor
 Approximate Floor Area
 929 Sq. ft.
 (86.3 Sq. m.)



Ground Floor
 Approximate Floor Area
 (Including Garage)
 1087 Sq. ft.
 (101.0 Sq. m.)

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.



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-served 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 King'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 Sowerbys



The rear garden.

“2a Pansey Drive offers space and tranquillity.”

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SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 1817-3025-8000-0995-9206

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.

LOCATION

What3words: ///haggis.toward.merge

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