



5 St. Nicholas Close  
Dersingham | King's Lynn | Norfolk | PE31 6LT

FINE & COUNTRY

## SPACIOUS AND TRANQUIL FOUR BEDROOM DETACHED FAMILY HOME



Fine & Country are pleased to present to the market a mature detached property offering spacious accommodation situated on a large corner plot in the sought after village of Dersingham.



# KEY FEATURES

- Mature Four Bedroom Detached Property in fantastic Village location
- Two generous light and airy Reception Rooms
- Well-appointed Kitchen and separate Utility
- Downstairs Bathroom together with family Bathroom on the First Floor
- Conservatory with views out to the Garden
- Wonderfully light and well-proportioned rooms
- Mature Gardens to front and rear with large Double Garage
- Large secure gated Driveway with plenty of Parking
- Chain Free!
- Total Accommodation extends to 1,695sq.ft

## Spacious and Homely Property

If there is one thing that this property has in abundance, it's space. From the moment you enter this home, you will see just how much room there is, making it the ideal choice for a family. The current owners have lived in the property for 24 years, and they have really made the house a home in that time. No expense has been spared when it comes to keeping on top of the decor and maintenance, and the property is in a good state of repair throughout. There is a lot to love about this property, but it was the location that instantly made the current owners fall in love with it. Being only 10 minutes from the coast is a huge selling point, and the local amenities within the village mean that you don't have to venture too far.

When asked to describe the house in three words, the current owners chose "homely, peaceful and spacious". This description really does show how the property ticks a lot of boxes. Not only is it spacious and functional enough for a large family, it is also homely and peaceful. It has struck the balance between being a large and practical house, whilst also being a home that you will want to spend a lot of time in.

## Cosy and Comfortable

There is something to love about each room in the house, but the lounge does stand out as being the hub of the home. The current owners mention how there is "nothing better than a lovely log fire in the winter" and the lounge offers just that.





# KEY FEATURES

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There is also a separate dining room, providing the perfect place to entertain guests, celebrate special occasions and dine with loved ones. With four good-sized bedrooms and two bathrooms - one of which is conveniently located downstairs - this is a property that will work very well for a lively family.

There is also a stunning conservatory, which provides even more space in the house, whilst also helping to connect the interior with the exterior. A lot of natural light flows into the conservatory, making the entire house feel bright and airy throughout. If storage is something that you are looking for, you will be pleased to know that the property has a double garage and utility room, both of which are versatile spaces that you wouldn't want to be without.

## Quiet and Relaxing Garden

Outside, there is an enclosed rear garden. The current owners describe it as being "a quiet place to relax and enjoy the lovely smell of the roses and honeysuckle" and that is certainly true. Whether you are relaxing outside with a good book or dining al fresco with friends, the garden has something for everyone. Plus, as the property is detached, there is a real sense of privacy and security. It's a good-sized garden with a number of flower beds, plants and shrubs. Everywhere you look there is greenery, detailed with pops of colour and wildlife. There is also a lot of patio running through the garden, making it easy to maintain outside space. At the front of the house, the privacy and security felt in the garden continues, with a private gravel drive and gated entrance.

The house is located in a wonderful village, with a welcoming community that boasts everything you need, including a doctor's surgery and supermarket. It's a quaint and tranquil place to live, but it's not lacking in the essentials. If you want to explore more of the local area, head five minutes down the road to beautiful Sandringham House.





























# INFORMATION

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## On The Doorstep

Dersingham is a sizable village located between Kings Lynn and Hunstanton, with a good array of local conveniences, including supermarket, Spar shop, garden centre, post office, newsagent and butcher. Amenities within the village include doctor's surgery, optician, chemist, and hairdressers; a library, two churches, two public houses, and nursery/infant and junior schools. An active community life features football, cricket, and bowls teams for the active, plus a walking group. For those interested in nature, Dersingham Bog National Nature Reserve, managed by English Nature, offers a site of special scientific interest, containing habitats ranging from marshland to heathland and woodland.

## How Far Is It To?

Dersingham is an ideal location if you want to be close to both the sea and the country. The Queen's country retreat, Sandringham House, with its beautiful woodland, is approximately 1 mile away, and the traditional seaside resort of Hunstanton is only 6 miles to the north. For those keen on ornithology, Snettisham RSPB Reserve is a mere 2 miles away, and further sites are scattered along the North Norfolk coast within a half hour drive. The Hanseatic town of Kings Lynn is 8 miles to the south, with a rail link to Cambridge and Kings Cross, the latter taking approximately 1 hr and 40 mins. Norwich, Norfolk's premier city, with its own international airport, is some 43 miles away.

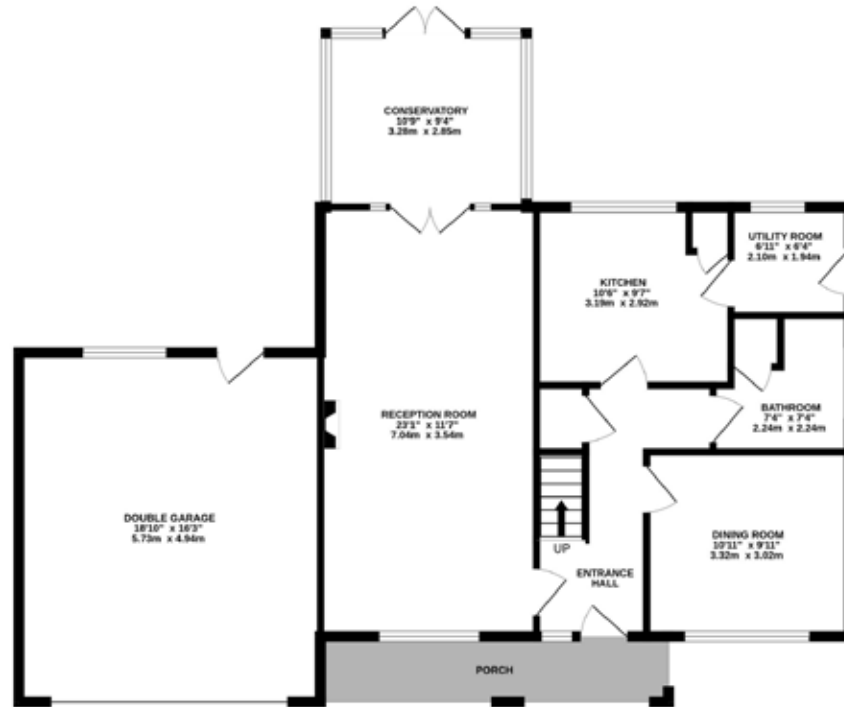
## Services, District Council

OFCH, Mains - Water & Drainage  
Kings Lynn and West Norfolk Borough Council  
Council Tax Band E

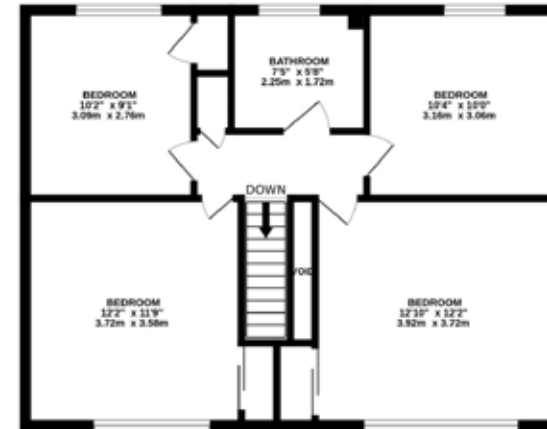
## Tenure

Freehold

**GROUND FLOOR**  
1060 sq.ft. (98.5 sq.m.) approx.



**1ST FLOOR**  
635 sq.ft. (59.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	79 C
39-54	E		
21-38	F		
1-20	G		

**TOTAL FLOOR AREA : 1695 sq.ft. (157.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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