



THE STORY OF

13 Brenda Collison Close

Dersingham, Norfolk

SOWERBYS

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13 Brenda Collison Close

Dersingham, Norfolk,
PE31 6SP

No Onward Chain

Enclosed Rear Garden

'Kitchens Etc.' Fitted Kitchen

Garage and Parking

Close Proximity to Shops

Four Bedrooms

En-Suite and Separate Shower Room

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“...the Kitchens Etc. kitchen is beautifully finished - and a great space for entertaining.”

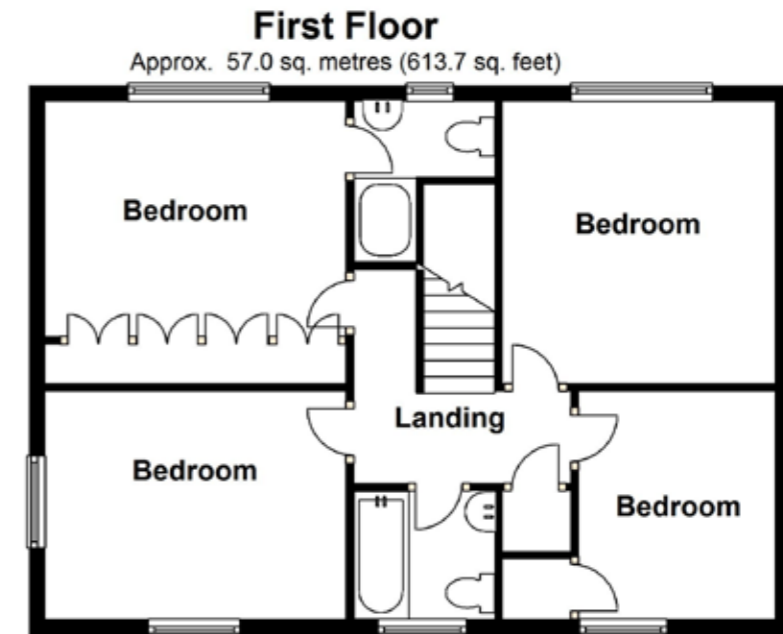
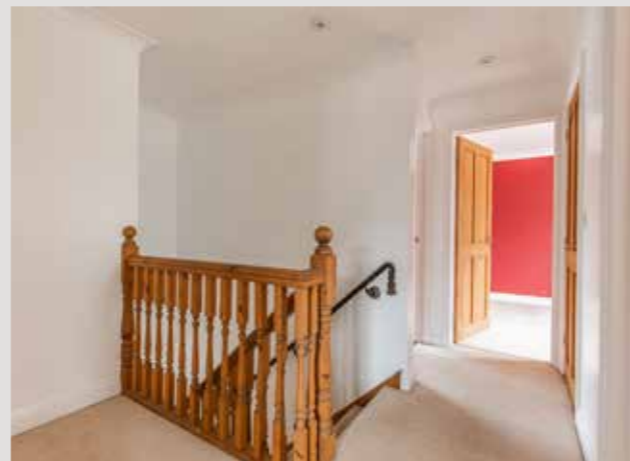
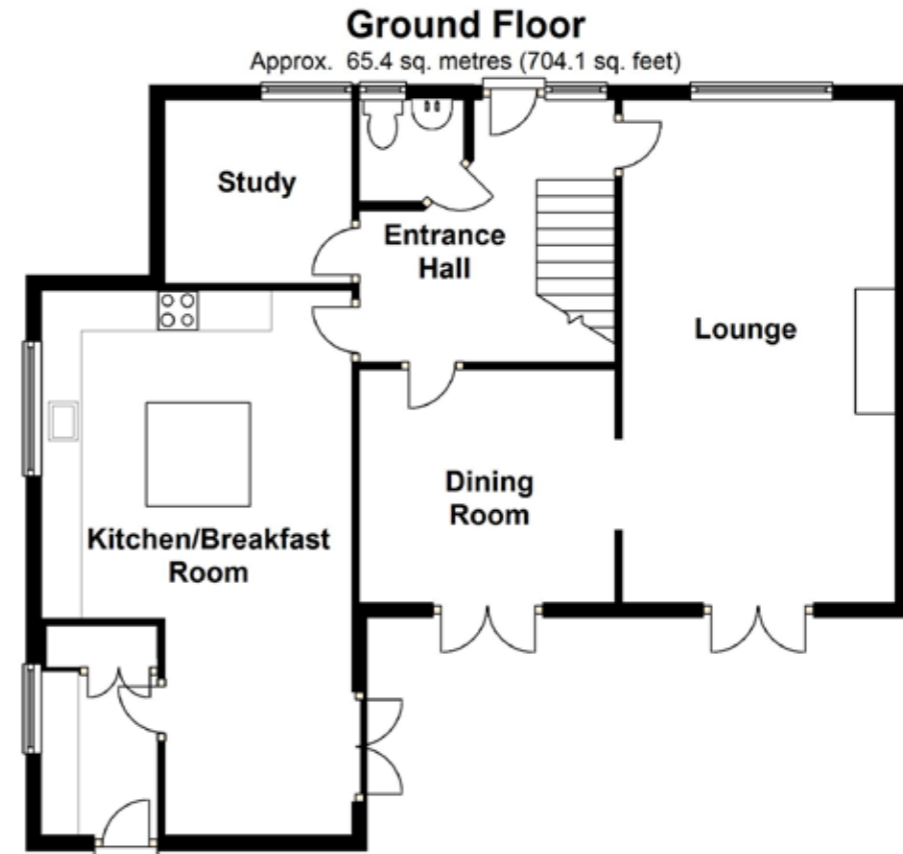
A surprisingly spacious property, 13 Brenda Collison Close ticks all the boxes for a great family home that you can move into straight away. From the second you walk through the door you're met with a light and airy feel, and it is apparent that this property is built to a great standard.

There are many areas of the property that make it feel like a sociable home, ideal for guests and family to be entertained. The large, 22ft long 'Kitchens Etc.' fitted kitchen/breakfast room with patio doors to the garden, and the 21ft long living room, also with patio doors to the rear garden, both exemplify this perfectly.

The kitchen boasts abundant cupboard space and is sure to inspire envy in any homeowner, showcasing delightful features such as a marble-topped island, a butler sink, and a generously sized fitted dresser. A further reception room makes for an ideal dining room, snug, hobby room or even playroom. Additional rooms downstairs include a study, a handy utility room with door to outside, and a downstairs WC.

Upstairs the principal bedroom stands out, with an en-suite shower room and built-in wardrobes. The three remaining bedrooms are served by a modern shower room.





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.

Outside, the rear garden is enclosed, with a paved patio offering a low maintenance space to enjoy. There is access to the garage via a single door, and to the side of the property is a driveway and access to the front of the garage. To the front there is a parking space on a brick weave drive and a very handy shed with roller door, all enclosed by a brick wall.

13 Brenda Collison Close comes with no onward chain and makes for a perfect family home in the heart of the village.





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



Dersingham Bog

“The property is so close to the shops, and yet there’s wonderful countryside nearby too.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 2221-1121-0691-5141-8838

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: ///rumbles.buzzards.detained

AGENT’S NOTE

Some internal photographs have been virtually staged.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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