



THE STORY OF

34 Wallace Twite Way

Dersingham, Norfolk

SOWERBYS



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34 Wallace Twite Way

Dersingham, Norfolk
PE31 6XY



- Two Bedroom End Terrace
- Off-Street Parking Space
- Brand New Gas Boiler
- Kitchen/Breakfast Room

Located in the Heart of Thriving Village

Landscaped Garden



Walking through the front door and there is a sense of warmth and comfort felt straight away with 34 Wallace Twite Way. The accommodation briefly consists of a lounge, kitchen/breakfast room, two bedrooms, and a family bathroom.

A favourite spot for the owners is the kitchen/breakfast room which overlooks the rear garden. It has been the social hub

of the property and one can imagine a family gathered around the kitchen table planning the day ahead over breakfast.

The current owner has kept the property in impeccable order and has updated several aspects including a brand new gas boiler, landscaped front garden, and fresh decoration throughout.

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Outside there are two allocated parking spaces, as well as visitor parking. The front garden is fully enclosed and has been beautifully landscaped and is enclosed with picket fencing surrounded by flowers sure to burst with colour in the spring and summer. The rear garden is again enclosed and comes with a large shed, great for storage of bikes or play equipment.

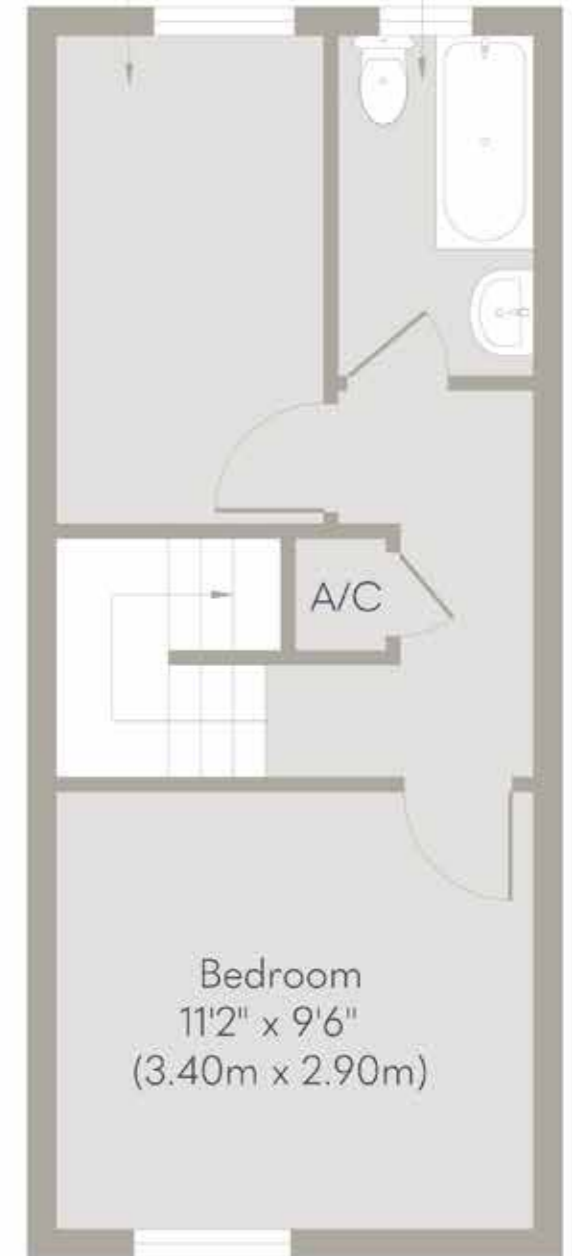
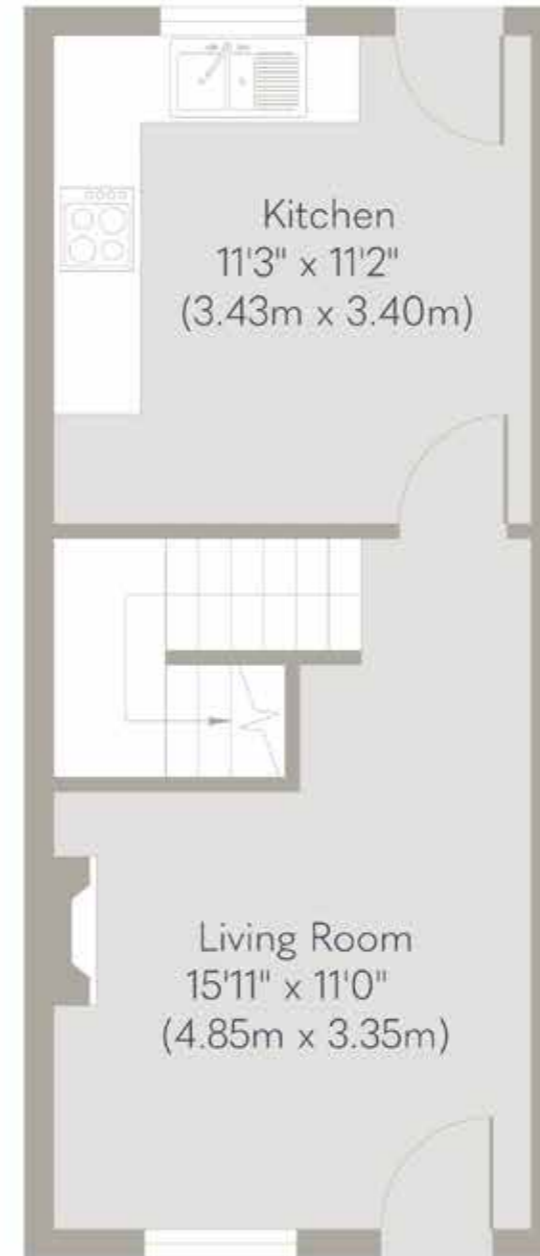


34 Wallace Twite Way is now ready for new owners to move in and enjoy straight away with the comfort of knowing no updating is needed. This home will appeal to many whether you're a first time buyer, retirees looking to downsize, or even as a buy-to-let investor.



Bedroom
11'3" x 6'2"
(3.43m x 1.88m)

Bathroom
7'10" x 4'5"
(2.39m x 1.35m)



Ground Floor
Approximate Floor Area
303 sq. ft
(28.14 sq. m)

First Floor
Approximate Floor Area
303 sq. ft
(28.14 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



“From Dersingham you can take a brisk walk and enjoy the world-renowned Sandringham Estate.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 2298-5011-7253-2275-6910

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: ///dustbin.tingled.nourished

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