



THE STORY OF

3 Woodside Close

Dersingham, Norfolk

SOWERBYS

S

THE STORY OF

3 Woodside Close

Dersingham Norfolk
PE31 6QD

HOME IS WHERE MY BOYS ARE

Beautifully Presented
Three Bedroom Detached Bungalow
En-Suite to Principal
Extended to Rear
Detached Garage and Driveway
West-Facing Garden
Close to The Royal Sandringham Estate

SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com



“Enter through the lovely front door to a modern and comfortable bliss.”

Nestled within the heart of Dersingham, and on an often coveted street, lies 3 Woodside Close; a thoughtfully extended three-bedroom bungalow which exudes the sense of a modern and comfortable lifestyle.

Step through the inviting front door, and you'll instantly feel the warmth and joy which has made this property into a cherished family home. Now, it eagerly awaits a new owner to step in and create their own happy memories.

The current owners have expanded the living space, fashioning a social kitchen/dining room which seamlessly connects to the west-facing garden at the rear.

Envision lively gatherings with family and friends, enjoying a barbecue outdoors while others engage in conversation within the splendid dining area.

The lounge area, generously sized, easily accommodates large sofas making it easy to create that desired cosy atmosphere.

Another space which has undergone a stylish extension is the principal bedroom, now boasting a fantastic dressing area with ample storage and a contemporary en-suite shower room. Two more well-proportioned bedrooms are complemented by a family bathroom. In addition, the converted loft space makes a fantastic playroom, hobby room or office space.





Venture outside and the space is another excellent feature with the property. A low-maintenance front and side area, with ample parking for multiple vehicles, leads to a spacious garage - which could be perfect as a workshop, storage haven, or potentially an annexe (subject to planning). The west-facing garden is another highlight, providing a substantial space perfect for basking in the afternoon sun, bordered by woodlands which serve as a haven for birds and wildlife.



In a charming village, located a stone's throw from the world famous Royal Sandringham Estate, 3 Woodside Close offers you a charming, low-maintenance yet modern lifestyle. Whether you're seeking a beautiful retirement haven with amenities at your fingertips or a spacious family abode ready to move into, this property will make you proud to call it home.



Garage
20' 0" x 15' 0"
(6.10m x 4.57m)
Approximate Floor Area
300 sq. ft
(27.87 sq. m)

Approximate Floor Area
1,338 sq. ft
(124.30 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



“There's a good amount of space within this home.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 0915-1009-1203-9799-0204

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: ///costs.fade.sketching

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL