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23
Pansey Drive

THE STORY OF

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Dersingham, Norfolk

SOWERBYS

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Dersingham, Norfolk
PE31 6PX

Three Bedroom Detached Property

Character Features

Modern Bathroom

Off-Street Parking

West-Facing Garden

Non-Estate Road

Walking Distance to Shops and a Bus Route

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“The garden is perfect for the summer whilst winter nights are best spent in-front of the multi-fuel stove.”

Welcome to this charming character Carrstone house, beautifully nestled on a non-estate road, offering both privacy and convenience. Situated just a short walk from the village centre, you will enjoy easy access to local shops while relishing the tranquillity of your tucked-away location.

As you enter the property, you are welcomed into a cosy lounge which exudes warmth and character. The lovely focal fireplace, complete with a wood-burning stove, is perfect for cosy evenings, and the original wooden

flooring adds a touch of timeless charm. The kitchen, designed in a classic shaker-style, perfectly complements the home's character. It features an Aga gas oven, ideal for those who love to cook.

Adjoining the kitchen is a second reception room, currently serving as a sun room. This space has the potential to be opened into the kitchen, creating a spacious and inviting kitchen/dining room which overlooks the rear garden. The downstairs is completed by a utility/WC.



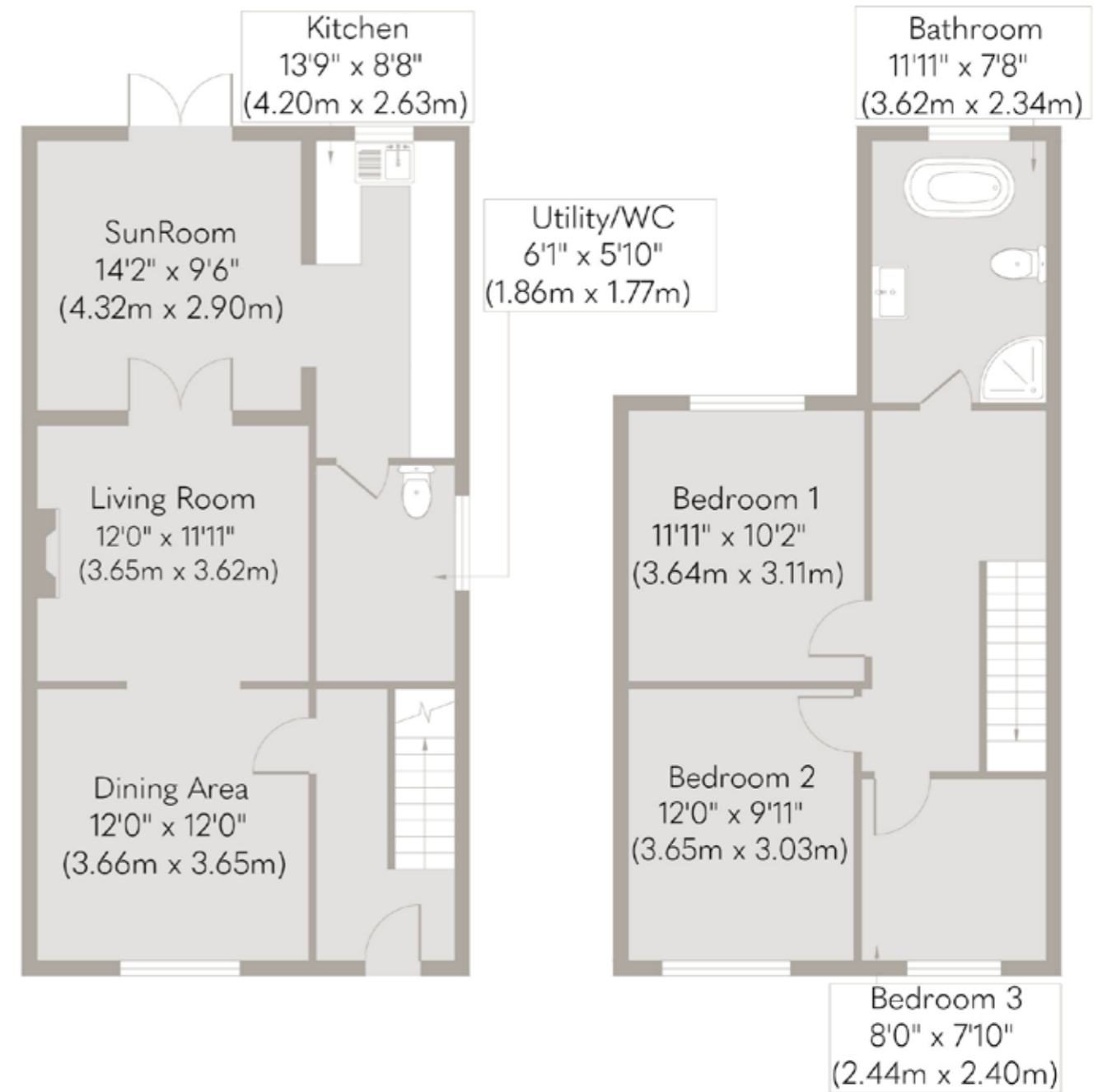


Upstairs, you will find three bedrooms all served by a family bathroom which has been thoughtfully modernised and includes a luxurious free-standing roll-top bath and a separate shower, providing a touch of elegance and comfort.

The exterior of the property is equally appealing. The front garden is gravelled, providing parking for up to three vehicles. The rear garden is west-facing, ensuring plenty of afternoon sun, and its L-shaped layout offers ample space for various outdoor activities. Whether you dream of a vegetable patch, additional sheds, or simply a spacious area to relax and enjoy, this garden can accommodate your needs.

The perfect blend of character and modern living, with charming features and a convenient location 23 Pansey Drive is an ideal home for those seeking a peaceful yet connected lifestyle.





Ground Floor
 Approximate Floor Area
 665 sq. ft
 (61.76 sq. m)

First Floor
 Approximate Floor Area
 537 sq. ft
 (49.92 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 the Vendor



“The RSPB bird reserve offers an amazing array of wildlife.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 2605-3038-6205-6114-2200

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: ///mastering.shadows.cutlets

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SOWERBYS



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