



THE STORY OF

# 2 Senters Road

*Dersingham, Norfolk*

**SOWERBYS**

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THE STORY OF

## 2 Senters Road

Dersingham, Norfolk  
PE31 6LI

No Onward Chain

Three Double Bedrooms

Potential to Improve

Off-Street Parking and Garage

Located on Private Lane

Village Location

SOWERBYS HUNSTANTON OFFICE

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This three double bedroom detached bungalow, located down a private road in the heart of Dersingham village, offers a unique opportunity for those looking to create their dream home. Just a short stroll from The Royal Sandringham Estate and a car journey away from the stunning Norfolk Coast, this property combines village charm with access to some of the areas most beautiful landscapes.

The bungalow, offered with no onward chain, provides a blank canvas for your personal touch. The front garden is lush with grassy areas and mature shrubs, creating a welcoming approach. There is a driveway for ample parking that leads to a single prefab garage. The rear garden is designed for low maintenance, offering a peaceful retreat without the need for extensive upkeep.

With three spacious double bedrooms, this home offers ample room for family living, guest accommodations, or even a home office setup. There is a spacious lounge area with focal fireplace and again a good sized kitchen breakfast room.

The private road ensures a peaceful setting, while the prime location in Dersingham village places you close to local amenities and the regal draw of the Sandringham Estate.

Ideal for those looking to invest in a property with potential, this bungalow promises the chance to craft a unique living space in a desirable location.





Approx. Gross Internal Floor Area 882 sq. ft. (81.94 sq. m) (Excluding Garage)  
 Garage 178 sq. ft. (16.50 sq. m)  
 Total Floor Area 1,060 sq. ft. (98.34 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.

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# Dersingham

TWO LINES ABOUT  
THE LOCATION

‘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.

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.



## Note from Sowerbys



“This property combines village charm with access to some of the areas most beautiful landscapes.”



### SERVICES CONNECTED

Mains water, electricity, gas and drainage.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

E. Ref: 2511-4155-2116-8182-1179

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: ///eyeful.always.warned

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
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Air Ambulance

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