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DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149. Continue along this road and at the roundabout take the 2nd exit signposted Dersingham, follow Lynn Road past the Co-Op store road will then change to Hunstanton road, after Boots Pharmacy turn left onto White Horse Drive then take your first left turn onto Gelham Manor where the property can be found on the left hand side easily identified by our For Sale Board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



26 Gelham Manor Dersingham King's Lynn, Norfolk PE31 6HN

BEAUTIFULLY PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY AND CONSERVATORY. SITUATED ON A GENEROUS SIZED PLOT IN THE PEACEFUL COSTAL VILLAGE OF DERSINGHAM.

Dersingham

£318,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALLWAY Wood effect flooring, Radiator, Stairs to first floor, Window to front aspect, smoke alarm, glass doors leading to Living room and dining area.	9'6 x 8'2 (2.90m x 2.49m)
CLOAKROOM W.C with hand basin with mixer tap over, extractor fan and wood effect flooring.	
LOUNGE Wood effect flooring, Window to front aspect, Double radiator, open fire with surround and granite hearth and opening through to dining area.	15'1" x 9'6" (4.60m x 2.9m)
DINING AREA Wood effect flooring, double radiator, Window to rear aspect, sliding patio doors through to conservatory, downlights and open fire with surround.	23'9 x 8'10 (7.24m x 2.69m)
KITCHEN Tiled flooring, Range of wall, base and drawer units with granite edge worktops over, integrated stainless steel single sink with mixer tap set below window, Integrated Neff oven with separate integrated Neff gas hob with extractor hood over, space for freestanding dishwasher and fridge, underfloor heating, Window to front and side aspect, downlights and door leading into utility.	12'10 x 7'11 (3.91m x 2.41m)
UTILITY Tiled flooring, Window to side aspect and UPVC door opening into the rear garden and plumbing for free standing washing machine and space for tumble dryer.	6'7 x 7'7 (2.01m x 2.31m)
CONSERVATORY Vinyl flooring, half height brick wall, patio double doors leading out into the rear garden and windows surrounding all around.	11'6 x 10'11 (3.51m x 3.33m)
BATHROOM Three piece suite comprising of a large freestanding bath with shower attachment over, large hand basin with chrome mixer tap over and W.C, Heated towel rail, Window to front aspect and Laminate flooring.	
MASTER BEDROOM Two windows to the front aspect, fitted carpet and double radiator.	15'1 x 8'7 (4.60m x 2.62m)
BEDROOM 2 Windows to the rear aspect, fitted carpet and double radiator.	11'5 x 10'0 (3.48m x 3.05m)
BEDROOM 3 Windows to the rear aspect, fitted carpet and double radiator.	11'10 x 6'9 (3.61m x 2.06m)
FRONT DRIVEWAY Gravelled, trees and flower beds, in and out entrances, five bar wooden gates with gate to rear garden.	
REAR GARDEN Large size enclosed garden, Mainly laid to lawn with patio area with tranquil feels and timber shed.	

Nestled in the charming coastal village of Dersingham, Gelham Manor presents an exceptional opportunity to acquire a beautifully refurbished semi-detached house. This delightful property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed kitchen and dining area flows seamlessly into a bright conservatory, creating a perfect setting for enjoying the garden views throughout the seasons. The residence features three generously sized bedrooms, ideal for families or those seeking extra space for guests or a home office. The modern bathroom has been tastefully updated, ensuring comfort and convenience for all residents. Set on a large plot, the property offers a sense of privacy and tranquillity, with plenty of outdoor space for gardening or leisure activities. Additionally, there is parking available for multiple vehicles, making it easy to come and go as you please. This semi-detached house is not only a wonderful family home but also a fantastic investment in a sought-after location. With its proximity to the stunning Norfolk coastline, residents can enjoy the best of both village life and seaside adventures. Gelham Manor is a rare find, combining modern living with the charm of a coastal village, making it a must-see for prospective buyers.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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