



THE STORY OF

65 Doddshill Road

Dersingham, Norfolk

SOWERBYS

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65 Doddshill Road

Dersingham, Norfolk,
PE31 6LP

Spacious Property
Recently Modernised
Large Sitting Room

Open Plan Kitchen/Dining Room and Utility Room

Ground Floor Study/Bedroom Four

Three Further Bedrooms

Family Bathroom and Separate WC

Large Rear Garden

Ample Parking

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“We would describe our property as modern, timeless and bright.”

Nestled on the edge of the prestigious Royal Sandringham estate, 65 Doddshill Road, once the District Nurse's house and surgery, presents itself as a spacious family home that has undergone meticulous modernisation. Offering versatile accommodation spread across two floors, this residence boasts uninterrupted views at its rear.

Sitting atop a raised elevation, the property welcomes you with a generous driveway, providing ample parking space for a growing family. Upon entry, the meticulous refurbishment becomes evident. The expansive sitting room, stretching from front to back, is bathed in natural light, accentuated by doors that open to the rear garden.

The modern kitchen/dining room serves as the ideal space for relaxation and socialising with loved ones, enhanced by french doors leading to the patio area. A convenient downstairs study offers flexibility, doubling as a potential fourth bedroom, complemented by a downstairs WC and utility area.

Ascending to the first floor, three bedrooms await, two of which feature built-in cupboards and captivating far reaching views over the sea towards Lincolnshire. Completing this level is a family bathroom featuring a panelled bath with shower above, WC, and basin.





Outside, a large rear garden awaits, predominantly lawn and accompanied by a spacious patio area, perfect for hosting summer barbecues or gatherings.





First Floor
Approximate Floor Area
444 sq. ft
(41.24 sq. m)



Ground Floor
Approximate Floor Area
717 sq. ft
(66.61 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



“We purchased the property with the intention of undertaking a full renovation, recognising its inherent potential and desiring to share our vision with others.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 3500-6013-0622-8392-3243

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: //soaks.toffee.stylists

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