



THE STORY OF  
**14 Earl Close**  
*Dersingham, Norfolk*

**SOWERBYS**

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THE STORY OF

# 14 Earl Close

Dersingham, Norfolk  
PE31 6XZ



- No Onward Chain
- Four Double Bedrooms
- Immaculately Presented
- Modern Bathroom with Separate Shower
- Ample Off-Street Parking
- Solar Panels
- Great Village Location
- Kitchen/Dining Room
- Second Reception Room
- Light and Airy



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“Our comfortable, spacious and welcoming home located in a lovely village setting.”

In the heart of a popular location, where convenience meets coastal charm, is this stunning four-bedroom detached house. With a wealth of natural light and airy spaciousness, this is a home offering the perfect blend of modern comfort and convenience.

The property is in close proximity to an excess of local amenities, ensuring that

everyday essentials are just moments away. When you crave the sun-kissed shores, the breath-taking coastal beaches are only a short drive from your doorstep, promising endless days of seaside happiness. Step through the newly built porch, where the warm ambiance welcomes you inside, and the tone is immediately set with an inviting atmosphere.



Recently renovated, this home showcases numerous upgrades designed to enhance both functionality and style. New UPVC windows and solar panels offer energy efficiency whilst a converted garage now adds versatility to the layout, providing a second reception room or office space to suit your lifestyle needs.

The kitchen/dining room is modern with built-in appliances such as a dishwasher, freezer, and water softener which makes for a great family kitchen overlooking the rear garden.

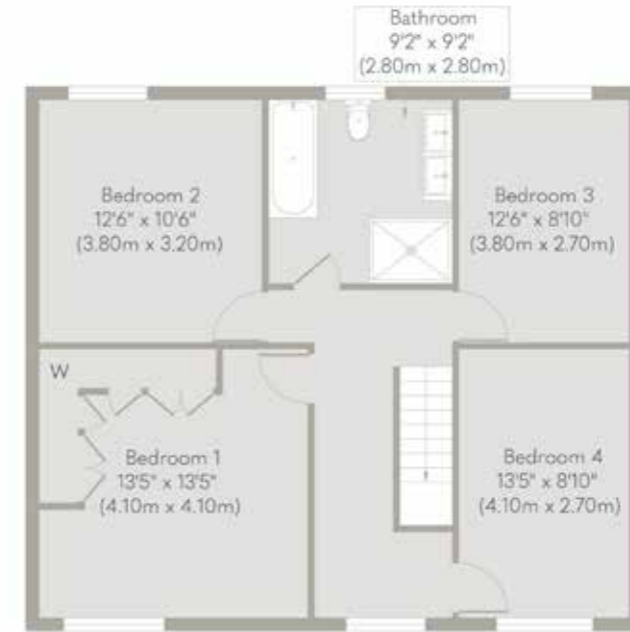
A modern utility room complements the kitchen with plenty of cupboards, utility space, and a gas kitchen hob. The main lounge has an electric fireplace, whilst a handy WC completes the downstairs accommodation.

Upstairs there are four double bedrooms with the main bedroom being a stand-out room with spacious built-in wardrobes and a dressing table. Indulge in luxury with the brand-new bathroom, featuring a separate walk-in shower. With meticulous attention to detail evident throughout, every corner of this residence exudes quality.

To the front the property there's a driveway for multiple vehicles and the rear garden is grassed with a lovely patio area, perfect for sitting out on during the summer months, whilst a shed is perfect storage for the garden furniture.

Whether you're entertaining guests in the kitchen/dining room, or unwinding for an evening in the lounge area after a busy day on the coast – 14 Earl Close makes for the perfect family home.





First Floor  
Approximate Floor Area  
765 sq. ft  
(71.10 sq. m)



Ground Floor  
Approximate Floor Area  
825 sq. ft  
(76.66 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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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 couldn't pin-point one favourite spot of the house, but we do really enjoy the garden.”

THE VENDOR



### SERVICES CONNECTED

Mains water, electricity, gas, and drainage.  
Electric heaters powered by solar panels.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

C. Ref:- 2274-3037-0204-0294-2204

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: ///manager.commuted.oatmeal

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# SOWERBYS



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