



THE STORY OF

# 45 Manor Road

*Dersingham, Norfolk*

SOWERBYS





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Dersingham, Norfolk  
PE31 6LH

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## KEY FEATURES

Spacious Family Home

Versatile Sitting Room

Dining Room or Study

Kitchen

Light-Filled Conservatory

Ground Floor W.C.

Two Double Bedrooms and a  
Laundry Room/Third Bedroom

Additional Loft Room

Garage with Home Office and Solar Panels

Driveway with Off-Road Parking

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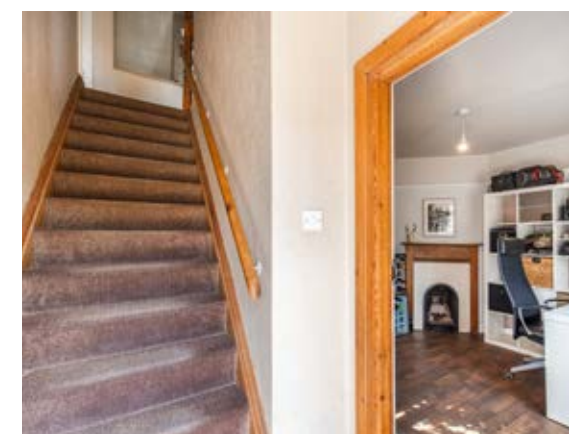
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Nestled in the heart of this ever-popular Norfolk village, just a stone's throw from the magnificent Royal Sandringham Estate and a short drive from the historic market town of King's Lynn - with direct rail links to London King's Cross - this charming period property effortlessly blends character with modern convenience.

Step inside to discover a warm and welcoming sitting room, complete with a wood-burning stove - perfect for cosy winter evenings. A separate dining room, currently a charming study, offers an ideal space for entertaining, while the well-appointed kitchen flows seamlessly into a bright conservatory, creating a sociable space where you can cook, dine, and relax with friends while enjoying views of the garden. Just off the conservatory, and completing the downstairs accommodation, is a cloakroom WC.



Upstairs, you'll find two comfortable double bedrooms along with a third bedroom, which with a useful closet has been converted to a laundry room - but could be reverted back. The principal bedroom benefits from access to a versatile loft room - ideal as a dressing space, home office, or creative retreat. A newly installed and stylish family bathroom, with over-the-bath shower, completes the accommodation.

Outside, the property boasts ample off-road parking to the front. To the rear, a private garden leads to a garage with an electronic roller door and a fully separate office - perfect for remote working or hobby use. On the roof of the garage are 16 solar panels, with the solar system inverter having been recently replaced. Our clients have described this as "bringing in a very useful income" – with further details available from the branch.

This is the kind of home where mornings might begin with peaceful walks from the nearby woodland through to the Sandringham Estate, and weekends mean brunch in the conservatory or exploring the heritage and coastline of North Norfolk. Life here offers a rare balance of tranquillity and convenience.







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

KNOWN FOR BEING THE  
PERFECT VILLAGE

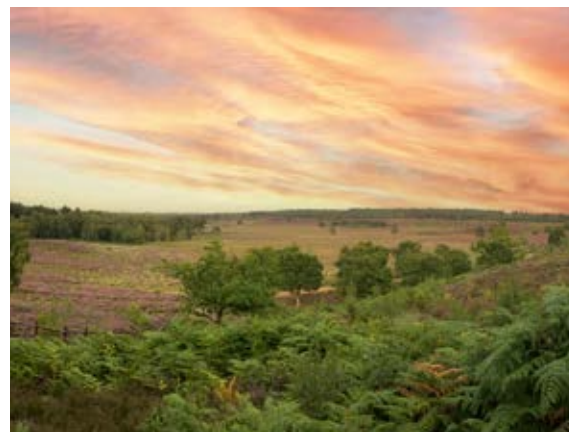
Nestled between the stunning landscapes of the Norfolk Coast AONB and The Royal Sandringham Estate, Dersingham is a village which blends traditional charm with modern convenience. Over the years, it has grown into a vibrant and well-connected community while retaining the peaceful character which makes it so special.

Dersingham is perhaps best known for its close ties to the royal family, with Sandringham House just a short distance away. The estate draws visitors from far and wide, but for locals, it's simply part of the everyday landscape – perfect for dog walks, cycle rides, or a quiet coffee in the grounds.

This compact village, covering just 5.6 square miles, offers everything within easy reach. From independent shops and cosy cafés to a doctor's surgery, library, and a well-regarded junior school, Dersingham is incredibly self-sufficient. There's also a strong sense of community spirit, with three churches, two pubs, a large village hall, social club, children's playground, skatepark, and a well-used sports ground. A wide variety of clubs and organisations run by residents help to make it a lively and welcoming place to live and work.

For those who enjoy the outdoors, Dersingham Bog - a Site of Special Scientific Interest managed by Natural England - is a hidden gem of heathland and rare wildlife, offering breathtaking walks across ever-changing scenery.

Just 7.5 miles from King's Lynn and its direct rail link to London, Dersingham is ideal for country-loving commuters. Meanwhile, the beautiful beaches of Snettisham, Heacham and Hunstanton are only a short drive away, making coastal escapes part of daily life.



*Note from Sowerbys*



“This home  
blends character  
with modern  
convenience.”



## SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Gas-fired central heating.  
16 solar panels on the garage roof - income figures available from branch.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///doors.technical.topic

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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