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THE STORY OF

# 22 Jubilee Drive

*Dersingham, Norfolk*

SOWERBYS





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# 22 Jubilee Drive

Dersingham, Norfolk  
PE31 6YA

Detached Bungalow

Spacious Sitting Room

Modern Kitchen

Two Bedrooms

Family Bathroom

Ample Parking

No Upward Chain

Nestled in a quiet and popular road within this charming village, this delightful two-bedroom home offers the perfect blend of peaceful countryside living and excellent access to nearby amenities.

Just a short stroll from the historic Royal Sandringham Estate and only a brief drive to the vibrant town of King's Lynn - boasting direct rail links to London King's Cross - this property is ideally situated for both commuting and leisure.

The accommodation comprises a light and airy sitting room, a modern and well-appointed kitchen, two generous bedrooms, and a stylish family bathroom. Outside, the property benefits from ample off-road parking and a fully enclosed rear garden - ideal for families, entertaining, or simply enjoying the outdoors in privacy.

This is a wonderful opportunity to acquire a lovely home in an enviable location. With no onward chain, early viewing is highly recommended.

SOWERBYS HUNSTANTON OFFICE

01485 533666

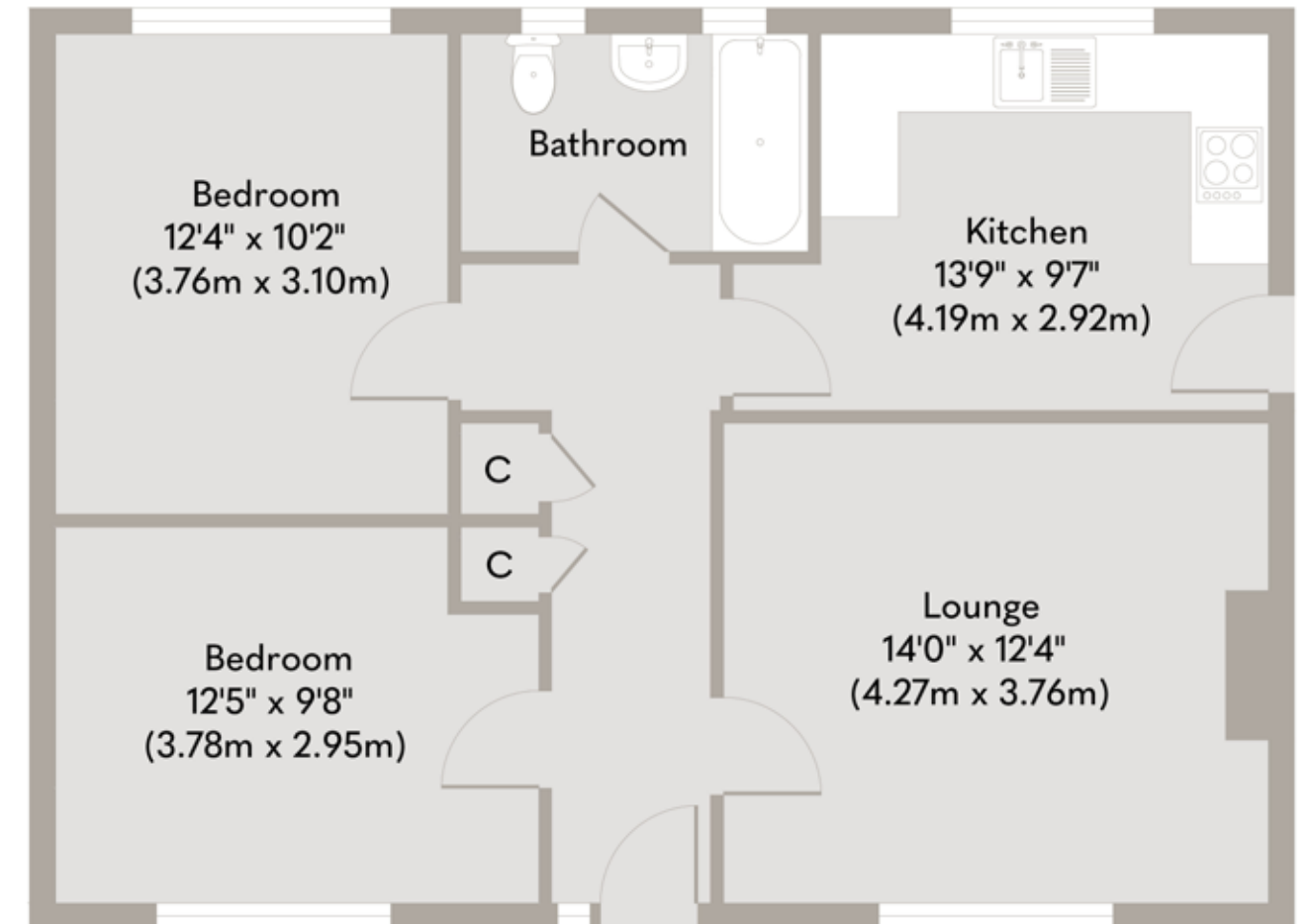
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A new home is just the beginning

SOWERBYS





**Approximate Floor Area**  
**696 sq. ft**  
**(64.66 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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# 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*



“Enjoy a fully enclosed rear garden, an ideal space to relax with family and friends.”



## SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Gas-fired central heating.

## COUNCIL TAX

Band C.

## 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: pizzeria.including.skin

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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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