



THE STORY OF

12 Shouldham Close

Dersingham, Norfolk

SOWERBYS



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12 Shouldham Close

Dersingham, Norfolk
PE31 6UZ

Quiet Cul-De-Sac Location

Detached Family Home

Renovated to a High Standard Throughout

Bright and Spacious Sitting/Dining
Room with Garden Access

Addition Family Room and Dedicated Study

Contemporary Kitchen with Utility Area

Four Bedrooms Including a
Principal Suite with En-Suite

Stylish Family Bathroom

Driveway with Ample Parking and Large Carport

Landscaped Rear Garden with
Lawn, Patio and Hot Tub Area

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Tucked away in a peaceful cul-de-sac, this stunning detached family residence has been thoughtfully remodelled by the current owners to create generous and versatile living spaces, all presented in immaculate decorative order.

The ground floor boasts a bright and spacious sitting/dining room with patio doors opening directly onto the rear garden, an additional cosy sitting room, and a dedicated study - perfect for those working from home. The contemporary kitchen is complemented by a practical utility area and a convenient ground-floor WC.

Upstairs, you'll find four well-proportioned bedrooms, including a luxurious principal suite with its own en suite shower room, alongside a stylish family bathroom.

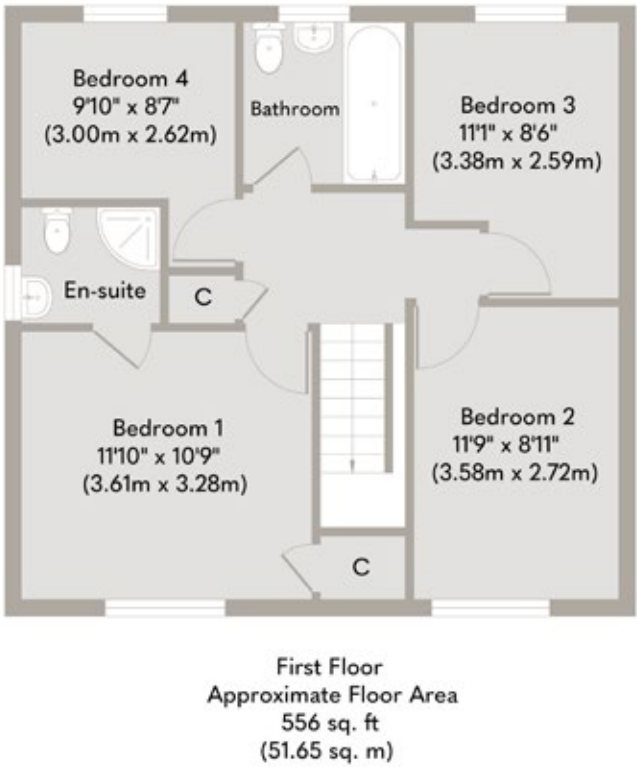
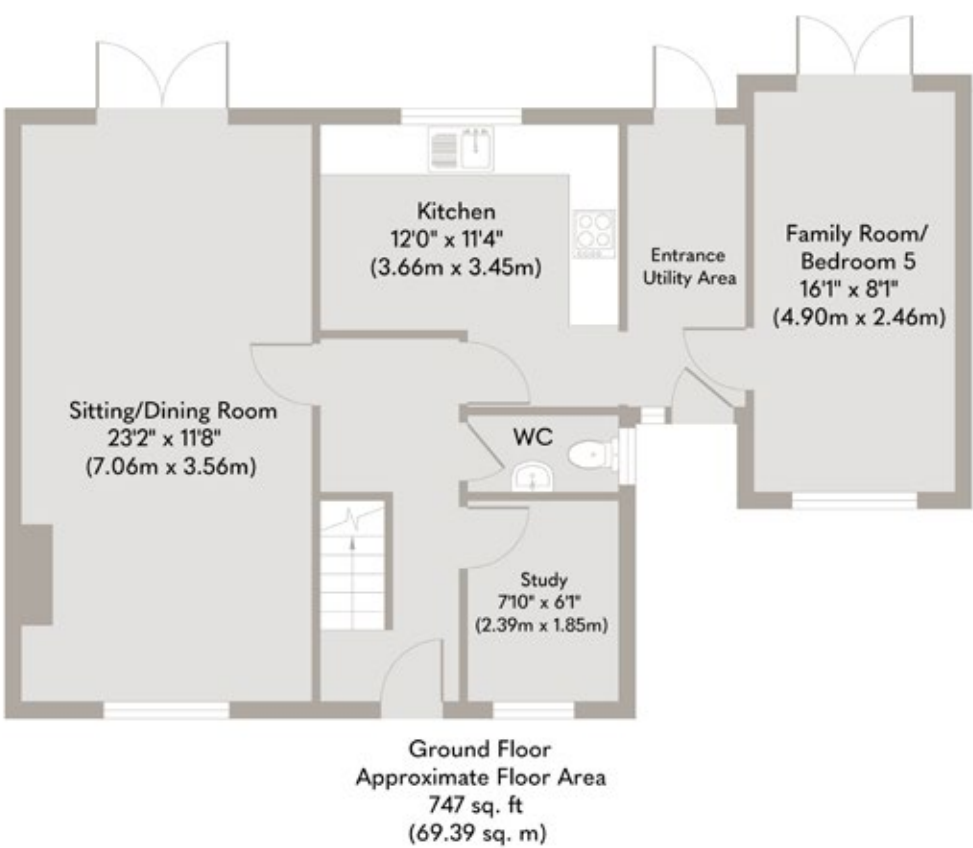
Externally, the property benefits from a driveway to the front providing ample parking, leading to a large carport. The beautifully landscaped rear garden features a lawn, a generous patio for entertaining, and a secluded private area with a hot tub - ideal for relaxing at the end of the day.

This home perfectly blends comfort, style, and practicality, making it an exceptional choice for modern family living.



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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.

Dersingham

KNOWN FOR BEING THE PERFECT VILLAGE

Dersingham is affectionately known as “the perfect village.” With its primary and junior schools, GP surgery, library, Post Office, and local shops—including a butcher, newsagent, and a popular fish and chip shop—this compact village offers everything within a 5.6 sq mile radius. Just 7.5 miles from King’s Lynn and its rail link to London, Dersingham is ideal for country-loving commuters, while beautiful beaches at Snettisham, Heacham, and Hunstanton are just a short drive away.

The village boasts traditional carrstone cottages, large period properties, and newer developments like those on the Sandringham Estate, with various property sizes. Nestled near the royal Sandringham Estate and the country home of the Duke and Duchess of Cambridge, Dersingham has a rich, community-oriented charm. Local highlights include Dersingham Bog National Nature Reserve, Sandringham’s scenic trails, and a welcoming village hall hosting frequent events.

With two popular pubs—The Feathers and Coach & Horses—plus its proximity to the Queen Elizabeth Hospital, Dersingham is particularly appealing to front-line workers seeking a blend of coastal beauty and community spirit.



Note from Sowerbys



“Beautifully landscaped rear garden with a secluded private area and hot tub.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 2134-6626-6300-0367-8202

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: ///flashback.tablet.dots

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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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