



Earl Close, Dersingham  
PE31 6XZ

**BROWN & CO**







# Earl Close, Dersingham, PE31 6XZ

## Description of property

Contact Brown & Co to view

Detached House

Four Bedrooms

Sitting room with wood burning stove

Open-plan kitchen, breakfast room

Dining room

En-suite to master bedroom

Beautifully presented house and gardens

Highly sought after village

Close to all amenities



## DESCRIPTION

Brown & Co offers a four bedroom, detached house in Dersingham, one of West Norfolk's, most popular and well-appointed villages.

### Location

Dersingham is one of the most sought-after and well-appointed villages in Norfolk. It is located on the edge of the Royal Estate in Sandringham and approximately 9 miles from the town of Kings Lynn. The superb array of local amenities in the village is nothing short of astounding; these include a Co-op and Spar supermarket, Garden centre, three public houses/social club, two schools, pharmacy, hairdresser and beauty parlour, butcher, takeaways, post office and newsagent with newspaper deliveries to name a few! Nearby, Kings Lynn has many of the high street stores one would expect from a large town and also benefits from a mainline train station to Ely, Cambridge and London. Dersingham also sits as a gateway village to the coast with beaches just a short drive away at Snettisham, Heacham, Hunstanton and beyond.

### The Property

The property is situated in the heart of the village on Earl Close and has very easy access to all the villages many amenities.

Outside, there is a very attractive front garden set with many shrubs and plants, ample parking and access to the garage. To the rear is an enclosed, landscaped and lawned garden with further planting, patio and seating area. There is also a garden store which links to the garage.

Inside, the property is arranged as follows; entrance hallway with cloak hanging space, wc, open plan kitchen, sitting room with morning room area to opposite end and dining room to the ground floor. The sitting room has a very attractive wood burning stove with oven. Upstairs there are four bedrooms, family bathroom and en-suite to the main bedroom.

### Services

Mains water, drainage, and electricity. Modern air source heating installed in 2024.

EPC completed prior to new heating system, currently rated as C

### VIEWING PROCEDURE

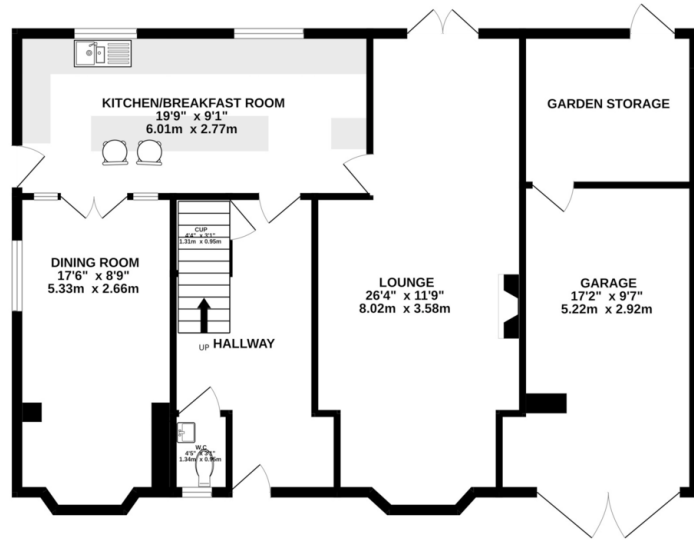
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

### BUYER IDENTITY CHECK

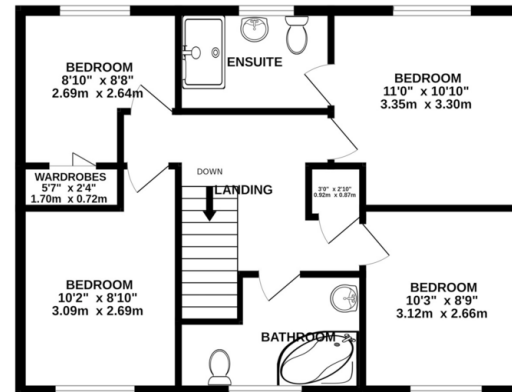
Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

GROUND FLOOR  
965 sq.ft. (89.7 sq.m.) approx.

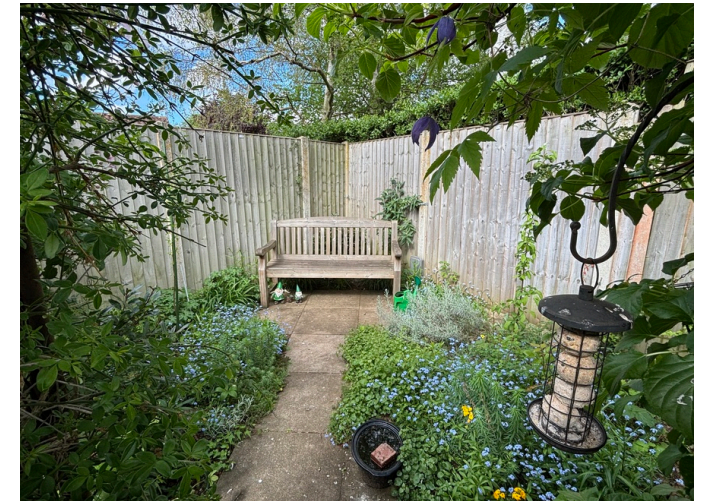


1ST FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1563 sq.ft. (145.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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