



Introducing  
Kings Croft  
Dersingham

**SOWERBYS**

Set proudly on an elevated and generous plot, this charming two-bedroom detached bungalow offers the perfect blend of comfort, space, and village living. Tucked away in the desirable village of Dersingham - just moments from the beautiful Sandringham Estate and the stunning North Norfolk coastline.

Inside, the spacious accommodation flows effortlessly, with a bright living area that is perfect for relaxing or entertaining, with patio doors onto the garden.

Outside, the expansive plot offers endless possibilities — from pottering in the garden to soaking up the open views that come with this elevated position. A detached garage provides extra storage, with one parking space located closer to the property for ease of access.

Combining the tranquillity of village life with well-proportioned living accommodation and excellent local amenities, this is a wonderful opportunity to secure your own slice of Norfolk charm.

#### **DERSINGHAM**

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.

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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.

#### **AGENTS NOTES**

No pets.

Detached single garage.

Property is also dual listed for Sale.

The property is elevated; please be aware you must walk up steep communal stairs to reach the property.

#### **COUNCIL TAX**

Band C.

#### **ENERGY EFFICIENCY RATING**

D. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

#### **LOCATION**

What3words: [:///dialect.awake.discusses](#)







# 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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