



Sherborne Road, Dersingham King's Lynn PE31 6HZ

welcome to

Sherborne Road, Dersingham King's Lynn

A stunning, extended & renovated detached home bordering the Royal Sandringham Estate, with unspoilt views. Finished to an exceptional standard, this property boasts 4 double bedrooms, including a fully-fitted principal bedroom, 2 en suites, a spectacular open-plan kitchen, sitting room & study.



Bordering the prestigious Royal Sandringham Estate, this exceptional detached home enjoys unspoilt countryside views to the front and rear. Having been beautifully extended and renovated by the current owners to an exacting standard, the property offers a seamless blend of modern living with an idyllic village setting. You truly need to view this home to appreciate its remarkable position and stunning interior.

The ground floor offers a perfect balance of elegance and practicality, featuring two spacious front-facing reception rooms, a ground floor WC, and a handy boot room for coats and everyday essentials. The rear of the house is where this property truly shines, with a stunning open-plan kitchen, sitting room and study area - a light-filled space enhanced by patio doors opening directly out to the peaceful garden. The kitchen is an inviting space, offering solid surface worktops and high-end built-in appliances, with a separate utility room and additional storage cupboard for added convenience.

The first floor boasts four generously sized double bedrooms, including a large principal suite spanning the rear of the property, complete with a spacious dressing room and a stylish en-suite shower room. Bedroom two also benefits from its own en-suite, while the remaining bedrooms share a well-appointed family bathroom - all designed to take full advantage of the breathtaking views.

Accommodation:

Entrance Porch

Entrance Hall

Living Room

20' x 13' 5" (6.10m x 4.09m)

Dining Room

13' 3" x 11' 10" (4.04m x 3.61m)

Cloakroom

Boot Room

7' x 4' 8" (2.13m x 1.42m)

Kitchen / Sitting Room

29' x 18' 11" (8.84m x 5.77m)

Study Area

9' 11" x 5' 11" (3.02m x 1.80m)

Utility Room

7' x 4' 4" (2.13m x 1.32m)

First Floor Landing

Bedroom One

13' 5" x 10' 8" (4.09m x 3.25m)

Dressing Room

14' x 10' 9" (4.27m x 3.28m)

En Suite

Bedroom Two

13' 5" x 12' 1" (4.09m x 3.68m)

En Suite

Bedroom Three

13' 6" x 12' 4" (4.11m x 3.76m)

Bedroom Four

14' x 9' 10" (4.27m x 3.00m)

Bathroom

Outside

Store Room

15' 6" x 11' (4.72m x 3.35m)

Studio

11' x 9' (3.35m x 2.74m)

Workshop

11' 4" x 9' 8" (3.45m x 2.95m)

Store

11' x 5' (3.35m x 1.52m)

Storage Space

22' 9" x 9' 8" (6.93m x 2.95m)

Location

Agent's Note

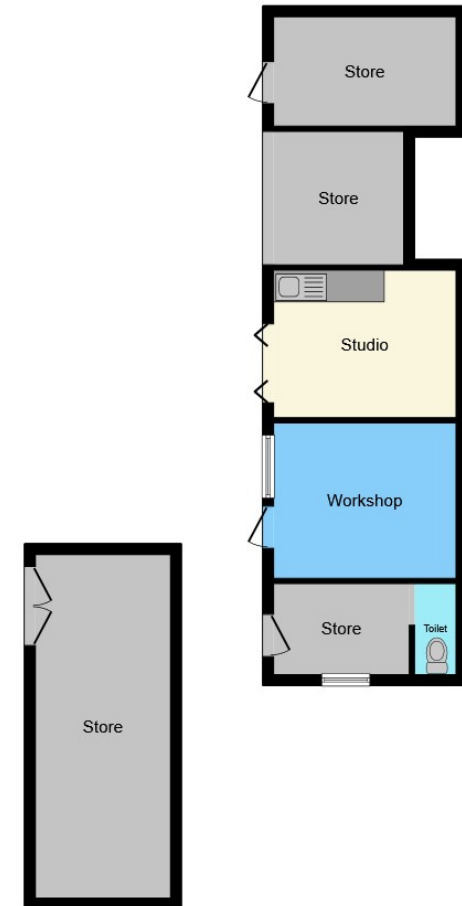
Heating to the property is served by Air Source Heating. Please contact the branch for more details if needed.



Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Sherborne Road, Dersingham, King's Lynn

- Set within a Conservation Area, bordering the Royal Sandringham Estate with unspoilt views
- Four double bedrooms, including a principal bedroom with en-suite & dressing room and second bedroom with en suite
- Family bathroom
- Stunning open-plan kitchen, sitting room & study
- High-end kitchen with solid surface worktops & built-in appliances

Tenure: Freehold EPC Rating: F



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106674 - 0003

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01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk