



Manor Road, Dersingham, PE31 6LN

welcome to

Manor Road, Dersingham

Detached house with carrstone character in Dersingham, a short walk to Sandringham House, village pubs, and amenities. Formerly 4 bedrooms, now 3 with an en-suite (easy to revert), 2 reception rooms, kitchen/breakfast room, utility & cloakroom. Garden, double garage, and parking!



STAMP DUTY PAID BY VENDOR!! This detached house, featuring charming Carr-Stone inserts, offers both character and practicality in the sought-after village of Dersingham, just moments from Sandringham House. Tucked away in a desirable position within easy reach of local pubs, shops, and amenities, it's the perfect blend of village lifestyle and comfort.

Originally a four-bedroom home, the layout has been thoughtfully adjusted to create three spacious bedrooms, including a main bedroom with en-suite. The fourth bedroom could easily be reinstated if desired. The property also features two reception rooms, a well-sized kitchen/breakfast room, a utility, and a ground floor cloakroom, providing flexibility for family living, entertaining, or working from home.

Outside, the home benefits from a double garage, driveway parking, and a private garden-ideal for relaxing or pottering outdoors. With its enviable location close to royal parkland, coastal routes, and nature reserves, this is a rare opportunity to own a home with character, space, and convenience.

Accommodation:

Living Room

21' 4" x 11' 3" (6.50m x 3.43m)

Dining Room

11' 8" x 11' 8" with bay window (3.56m x 3.56m with bay window)

Kitchen / Breakfast Room

17' 1" x 8' 10" (5.21m x 2.69m)

Utility Room

5' 10" x 5' 6" (1.78m x 1.68m)

Cloakroom

First Floor Landing

Bedroom One

17' 2" plus wardrobes x 11' 3" max (5.23m plus wardrobes x 3.43m max)

Bedroom Two

11' 7" x 9' 10" (3.53m x 3.00m)

En Suite

Bedroom Three

11' 5" x 4' 10" (3.48m x 1.47m)

Shower Room

Summer House

17' 10" max x 18' 8" (5.44m max x 5.69m)



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welcome to

Manor Road, Dersingham

- Detached character home with carrstone features
- Sought-after village of Dersingham
- Formerly 4 bedrooms - now 3 (easy to reinstate)
- En-suite shower room
- 2 reception rooms & kitchen/breakfast room

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106656 - 0018

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