



**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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## 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



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Property Ref:  
HUN106656 - 0018

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Please note the marker reflects the postcode not the actual property



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