



Introducing  
The Green, Hunstanton Road  
Dersingham

**SOWERBYS**

Set within a peaceful, purpose-built development, this well-maintained first-floor apartment presents an ideal opportunity for those seeking a low-maintenance bolthole near the coast.

The accommodation is light and neatly arranged, comprising an entrance lobby with stairs leading up to a comfortable lounge/dining room, a fitted kitchen, a double bedroom, and a bathroom.

Outside, owners enjoy the use of attractively kept communal gardens, while the property also boasts off-street parking with visitor parking — a real asset in this location.

The property sits in the heart of the village, in close proximity to shops and a fantastic bus service.

Available September 8th 2025.

#### DERHINGHAM

Nestled between the stunning landscapes of the Norfolk Coast AONB and The Royal Sandringham Estate, Dersingham is a village which blends traditional charm with modern convenience. Over the years, it has grown into a vibrant and well-connected community while retaining the peaceful character which makes it so special.

Dersingham is perhaps best known for its close ties to the royal family, with Sandringham House just a short distance away. The estate draws visitors from far and wide, but for locals, it's simply part of the everyday landscape – perfect for dog walks, cycle rides, or a quiet coffee in the grounds.

This compact village, covering just 5.6 square miles, offers everything within easy reach. From independent shops and cosy cafés to a doctor's surgery, library, and a well-regarded junior school, Dersingham is incredibly self-sufficient. There's also a strong sense of community spirit,

with three churches, two pubs, a large village hall, social club, children's playground, skatepark, and a well-used sports ground. A wide variety of clubs and organisations run by residents help to make it a lively and welcoming place to live and work.

For those who enjoy the outdoors, Dersingham Bog - a Site of Special Scientific Interest managed by Natural England - is a hidden gem of heathland and rare wildlife, offering breathtaking walks across ever-changing scenery.

Just 7.5 miles from King's Lynn and its direct rail link to London, Dersingham is ideal for country-loving commuters. Meanwhile, the beautiful beaches of Snettisham, Heacham and Hunstanton are only a short drive away, making coastal escapes part of daily life.

#### COUNCIL TAX

Band A.

#### LOCATION

What3Words - [///manifests.shared.estate](https://www.what3words.com/manifests/shared/estate)

#### AGENT'S NOTES

No Pets

Electric Heating

Available September 2025

Unfurnished

12 Month Initial Tenancy

#### ENERGY EFFICIENCY RATING

C. 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.





# 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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