

THE STORY OF

35 Stanton Road

Dersingham, Norfolk

SOWERBYS

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35 Stanton Road

Dersingham, Norfolk
PE31 6UT

Peaceful Position Adjoining Open Countryside and Woodland

Beautifully Established Gardens with Mature Planting

South-Facing Patio, Perfect for Outdoor Dining

Excellent Choice of Flexible Living and Working Spaces

Bright Conservatory Overlooking the Garden

Four Generous Double Bedrooms Upstairs

Substantial Double Garage with Remote Doors

Driveway Parking for Multiple Vehicles

Popular Village Location Close to Sandringham Estate and the Coast

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Set in a peaceful position overlooking neighbouring fields and woodland, this spacious detached home offers a wonderful combination of generous accommodation, attractive gardens and the ease of village living.

Thoughtfully arranged for modern family life, the property provides four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite, alongside a versatile study that could also serve as a fifth bedroom. The ground floor is particularly well suited to both everyday life and entertaining, with a generous sitting room opening into a bright conservatory, separate dining room, modern kitchen and useful utility room.

Outside, the established gardens provide plenty of space to enjoy the surroundings, with a south-facing patio creating an inviting spot for summer dining and relaxing. The neighbouring fields and woodland add an appealing sense of openness, while a substantial double garage and generous driveway provide excellent parking and storage.

Dersingham is a popular and well-served village, conveniently positioned for both King's Lynn and the North Norfolk coast, with the Sandringham Estate close by. For those seeking a spacious home with a lovely outlook, generous gardens and excellent versatility, this is a property that offers plenty to enjoy.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Dersingham

KNOWN FOR BEING THE PERFECT VILLAGE





Dersingham is affectionately known as "the perfect village." With its primary and junior schools, GP surgery, library, Post Office, and local shops—including a 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.

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.





Note from Sowerbys



"...plenty of space to enjoy the setting, with a south-facing patio an inviting spot for summer dining and relaxing."

SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 5900-8749-0222-4500-3763

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: /// opinion.scarecrow.snowballs

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SOWERBYS

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