



THE STORY OF

# 45 Valley Rise

*Dersingham, Norfolk*

**SOWERBYS**

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# 45 Valley Rise

Dersingham, King's Lynn,  
PE31 6PT

Four Bedroom Detached House

Excellent Decorative Order

Versatile Accommodation

Large Kitchen/Dining Room

Two Reception Rooms

Bathroom and Separate Shower Room

Garage and Off Road Parking

Large Garden

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“A quiet location and there’s plenty of space to grow.”

Tucked away in the corner of this quiet cul-de-sac and backing onto woodland is 45 Valley Rise. A spacious family home, which has been the hub of this family.

Entering the property and its instantly clear to see that the owners have lovingly cared for the property, no more so than in the large kitchen/dining room with its large roof lantern, which is where the owners spend most of their time with family and friends alike.

There are two sitting rooms, one to the front of the home and the other overlooking the rear garden, perfect for growing families or multi-generational living - giving everyone their own space.

Having a fourth bedroom/study on the ground floor, with a shower room next door, makes the accommodation extremely versatile.

Completing the ground floor is a good size utility room.



“Socialising with friends in the kitchen has been a favourite of ours.”





“If we were to describe our home in three words, we’d say it’s spacious, versatile and homely.”





On the first floor there are a further three double bedrooms and the family bathroom, which benefits from having both a bath and a shower cubicle.

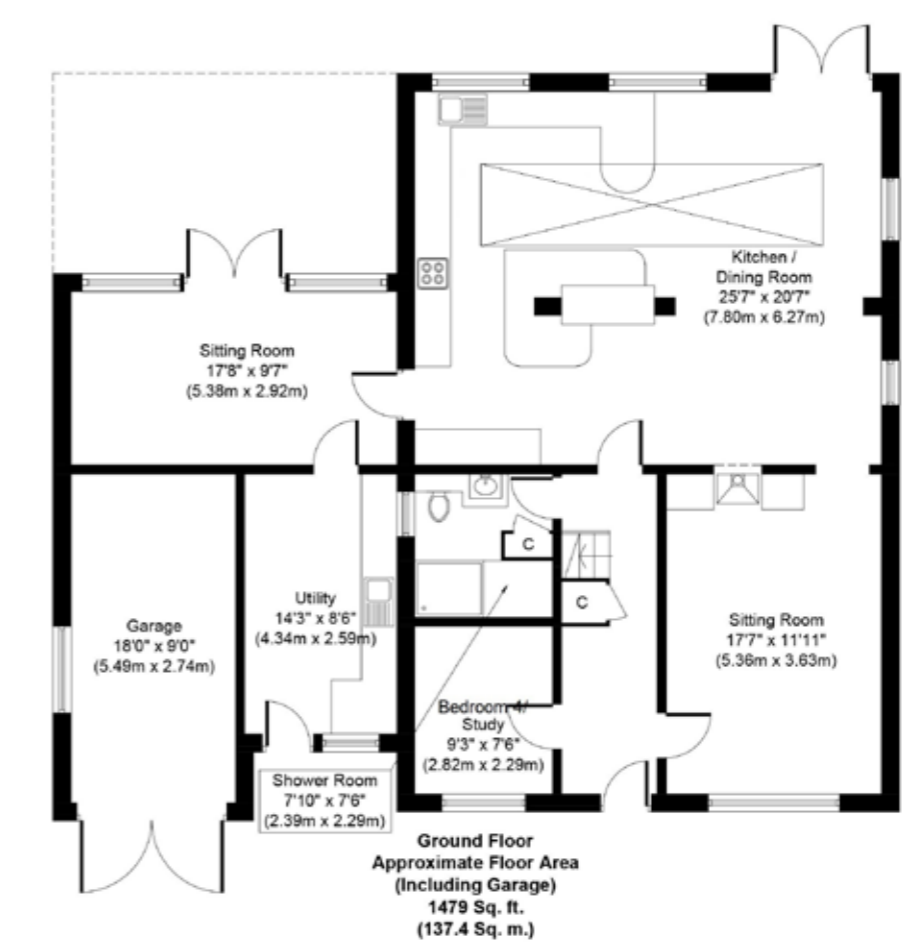
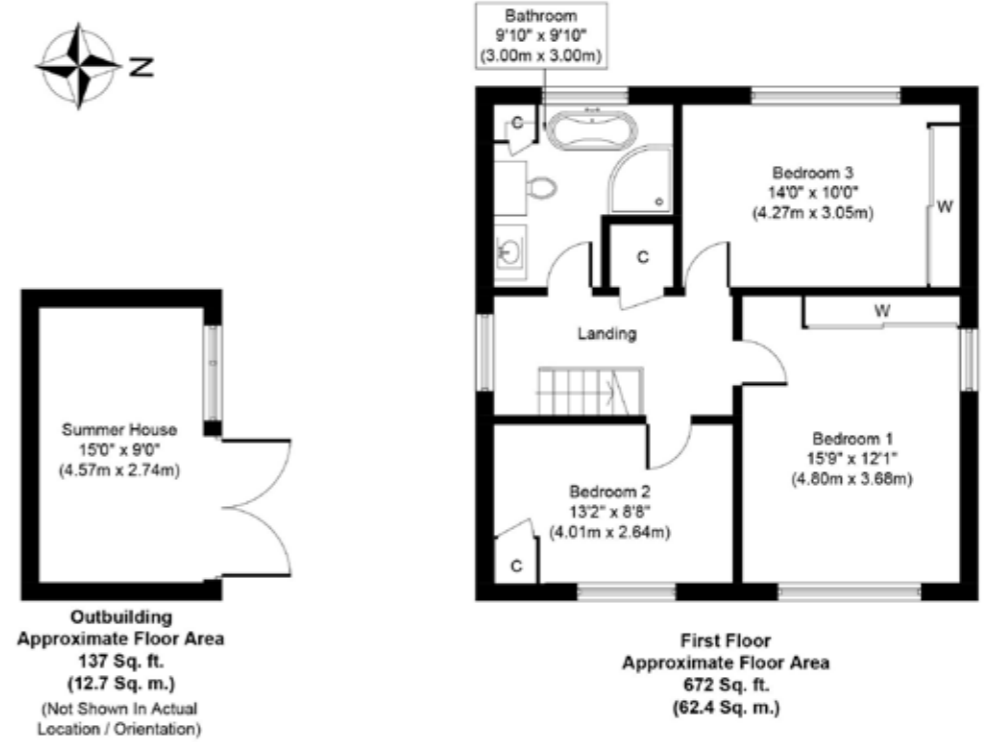


Outside is where this property comes into its own, with a good size driveway and garage, and access to the side leading to the rear garden, which is mainly lawn with good size covered patio area, meaning it can be used all year around.

There is also a large summerhouse and a gate into the woodland behind, which is owned by the property.

“We’ve extended the house as the family has grown.”





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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## ALL THE REASONS

# Dersingham

IN NORFOLK  
IS THE PLACE TO CALL HOME



The perfect village' is how many locals lovingly describe Dersingham which is well-serviced with a primary and junior school, GP surgery, library, Post Office, a butcher, supermarket, newsagent, garden centre, Chinese restaurant and a smashing fish and chip shop – all within a relatively compact 5.6 sq mile radius!

Coupled with this is the village's superb position, just 7.5 miles from King's Lynn with a direct rail line to London King's Cross, making it ideal for country-loving commuters. Alternatively, go east and discover north Norfolk's sandy beaches at Snettisham, Heacham or Hunstanton, just a few minutes' drive away.

With plenty of traditional carrstone cottages and large period properties, including a loop of highly desirable detached homes surrounding Fern Hill and along Shernbourne Road, there are newer developments including the ever-popular Sandringham Estate with a good mix of property sizes.



Dersingham has grand neighbours as the village borders the Sandringham Estate, home to the King's Norfolk residence, and the road follows onwards to Anmer where the Duke and Duchess of Cambridge have a country home – Prince George was often spotted playing under the Duchess' watchful eye at Dersingham's Playground as a youngster, and the village's recreation ground is a central spot for many local community events.

There's easy access to Sandringham's trails from the edge of the village offering plenty of ways to explore the estate – escape the heat of the beach on a hot summer's day with a cooling cycle ride, or admire autumn's colourful display with a woodland walk that leads little ones to the children's play area and its impressive 26ft water tower. Build their knowledge of nature further at Dersingham Bog National Nature Reserve where they can adventure marshland, heathland and woodland.

Despite its grand neighbours, Dersingham has a homely feel with a strong community served by a newly renovated village hall with a regular calendar of social events. There are two thriving pubs, The Feathers and Coach & Horses, the latter of which is regularly celebrated by CAMRA for its award winning selection of traditional ales.

It's easy to see why Dersingham holds so much appeal, particularly among doctors and front-line workers working at the Queen Elizabeth Hospital, just 7.5 miles away, offering a superb place to enjoy the best of coast and country.



The summer house at 45 Valley Rise



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 2514-2411-7794-5237-2386

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: ///chip.gangway.snacking

## AGENT'S NOTE

The driveway leading to the property is shared but owned by the property, with the neighbour having right of access.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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