



S



THE STORY OF
59 Valley Rise

Dersingham, Norfolk

SOWERBYS

S

THE STORY OF

59 Valley Rise

Dersingham, Norfolk
PE31 6PT

Three Bedroom Chalet

Large Lounge/Dining Room and a Modern Kitchen

Ground Floor Bedroom and Bathroom

First Floor Shower Room

Excellent Decorative Order

Garage and Off Road Parking

Good Sized Garden

Backs onto Gorgeous Woodland in a Quiet Area

Gas Central Heating

No Onward Chain

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“This has been a cherished holiday home over the years. Everyone who has stayed here has loved the peace and quiet.”

Just two miles from the Royal Sandringham Estate, you'll find yourself at 59 Valley Rise, a spacious and versatile family home situated in a quiet cul-de-sac and backing onto woodland.

On entering the property it's clear to see that it is in excellent decorative order and has been lovingly cared for by the owners.

The dual aspect, large lounge/dining room has french doors leading out to the rear garden, filling the room with natural light and making for a great entertaining space, especially during the warmer months when you can open the french doors and invite the outside in.

The modern kitchen again overlooks the garden and woodland beyond. Also on the ground floor is a bedroom and a bathroom, perfect for multi-generational living.

On the first floor there are two generous double bedrooms and a modern shower room.

For someone looking to extend the home, subject to the relevant planning, you could build out at the rear to create more internal space and views of the woodland behind.

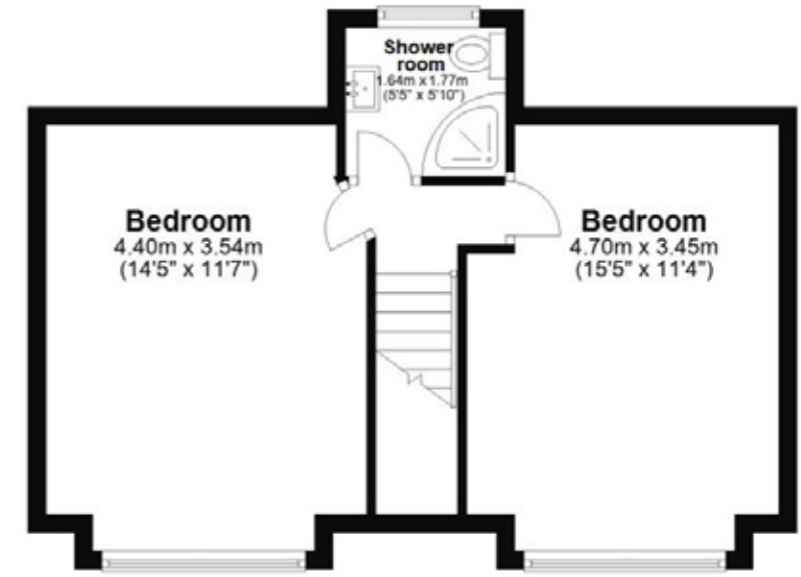




Moving outside, there is off road parking leading to a single garage, and a lawned area. A side gate leads to the rear garden, which is fully enclosed and mainly laid to lawn.

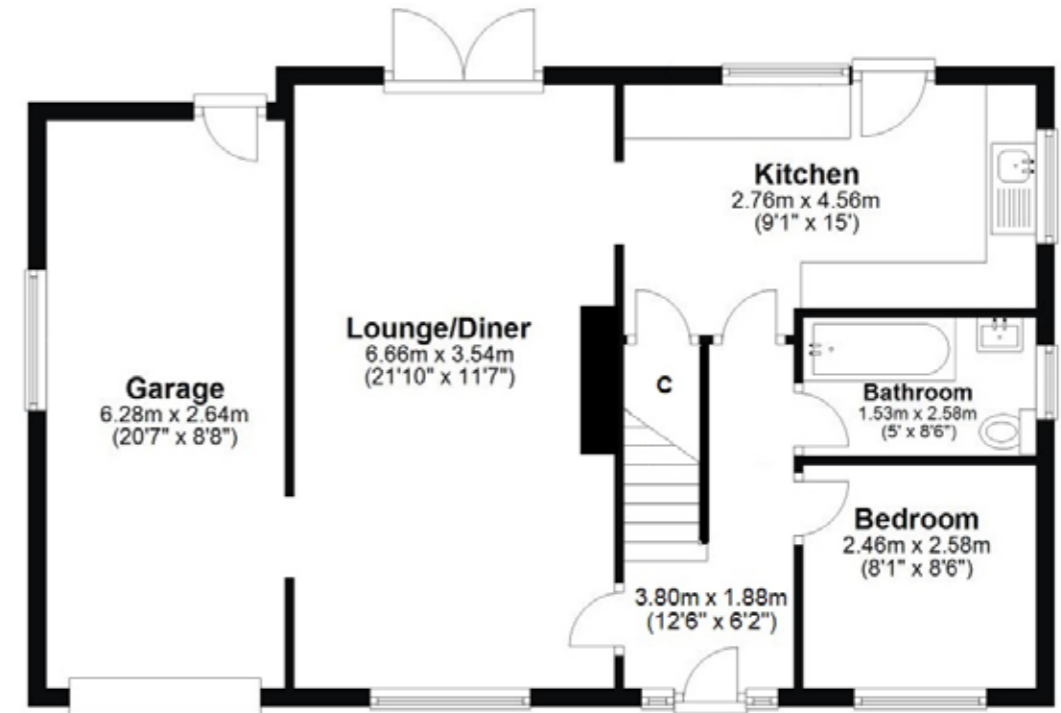
59 Valley Rise is a perfect family home or weekend retreat. Whilst it has been lovingly cared for by the current owners, it is now looking for a new custodian to make lasting memories with.

“Being in the garden and listening to the birds has been lovely.”



First Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



Ground Floor

Approx. 54.7 sq. metres (588.3 sq. feet)

Total area: approx. 93.3 sq. metres (1004.5 sq. feet)

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.

Copyright V360 Ltd 2022 | www.houseviz.com



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.

Note from Sowerbys



59 Valley Rise

"59 Valley Rise backs onto beautiful woodland, making it a really peaceful home. The nearby Sandringham Estate is definitely worth a visit too."

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

The property is currently unbanded due to being used as a holiday let.

ENERGY EFFICIENCY RATING

D. Ref:- 2066-2840-1108-7090-8215

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.

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL