



THE STORY OF

6 Pansey Drive

Dersingham, Norfolk

SOWERBYS



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6 Pansey Drive

Dersingham, Norfolk
PE31 6PU

Character Cottage

Extended and Refurbished

Large Sitting Room

Kitchen/Dining Room

Utility Room

WC

Three Bedrooms

Bathroom and En-Suite

Garden Room

Parking

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





This attractive character cottage has been thoughtfully extended and modernised by the current owner, creating a wonderfully balanced home that combines period charm with a stylish and practical modern layout.

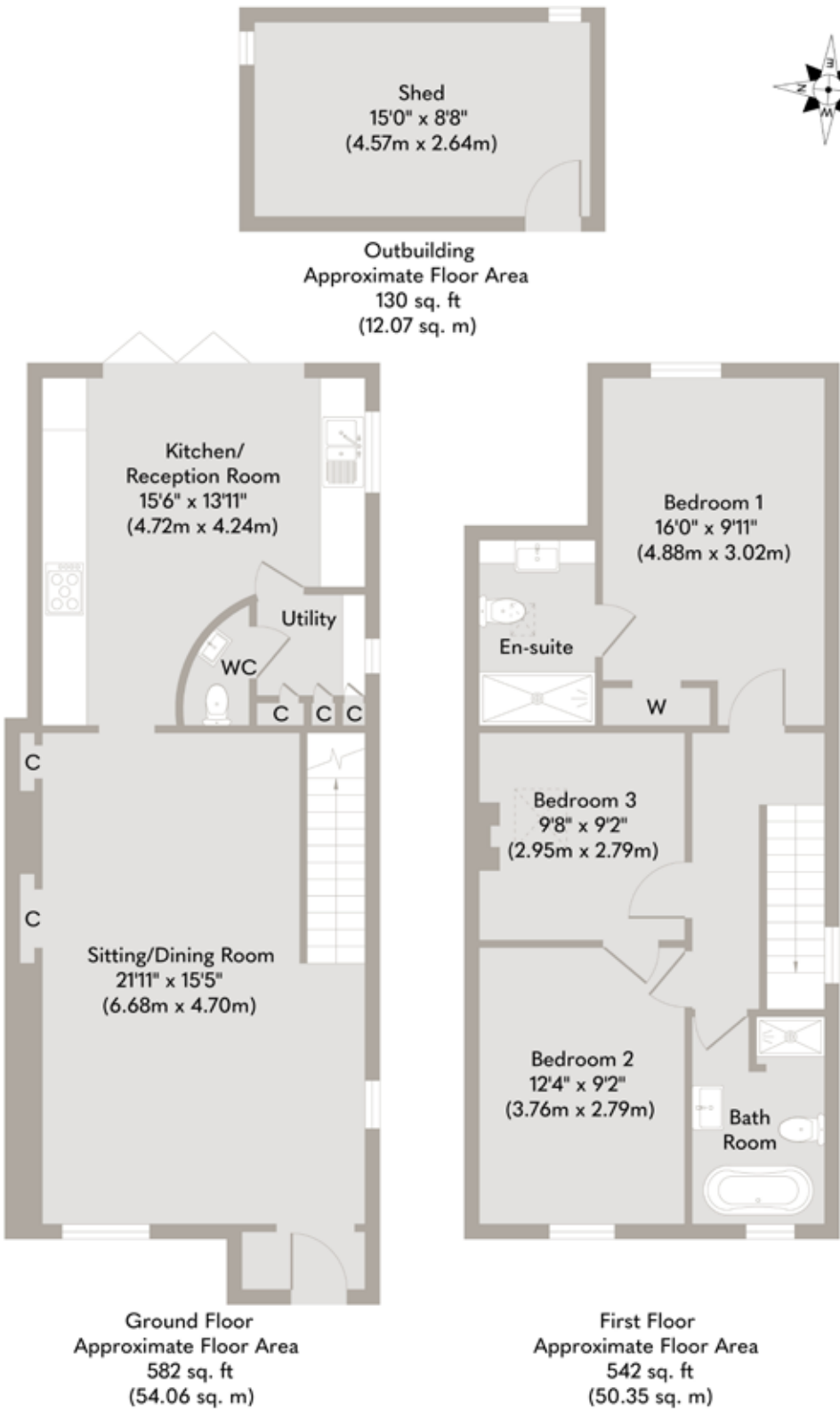
At the heart of the property is the impressive sitting room, featuring a character fireplace with a wood-burning stove, creating a warm and inviting space in which to relax with family and friends. The modern kitchen/dining room provides a superb hub for everyday living and entertaining, with a range cooker and bi-fold doors opening directly onto the rear garden, allowing the outside to become an extension of the living space during the warmer months. A useful utility room and cloakroom complete the ground floor.

Upstairs are three generously proportioned bedrooms, with the principal bedroom enjoying the added luxury of an en-suite shower room, alongside a separate family bathroom.

To the front, there is off-road parking, while gated side access leads through to the rear garden. The garden is predominantly laid to lawn, with a dedicated seating area providing the perfect spot for alfresco dining or enjoying a quiet drink, together with a wonderful garden room offering an ideal additional space for a home office, studio or simply somewhere to escape and unwind.

A charming character home which has been sympathetically transformed for modern living, this cottage offers an appealing combination of style, comfort and versatility.





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.

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



“...thoughtfully landscaped garden with areas for alfresco dining, enjoying a quiet drink, or simply unwinding.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 2111-1116-2001-1512-9356

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: /// hulk.interest.masts

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

