



INTRODUCING

54 West Hall Road

*Dersingham, Norfolk*

SOWERBYS



THE STORY OF

# 54 West Hall Road

Dersingham, Norfolk  
PE31 6JF

Spacious Bungalow

Versatile Accommodation

4 Bedrooms

Large Sitting Room

Kitchen/Breakfast Room

Principal Bedroom with  
Opportunity for En-Suite

Ample Driveway

Enclosed Garden

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This spacious bungalow is set in a quiet location close to the Royal Sandringham Estate. Extended and modernised by the current owner, it offers versatile accommodation with a large sitting room overlooking the rear garden and a kitchen/breakfast room.

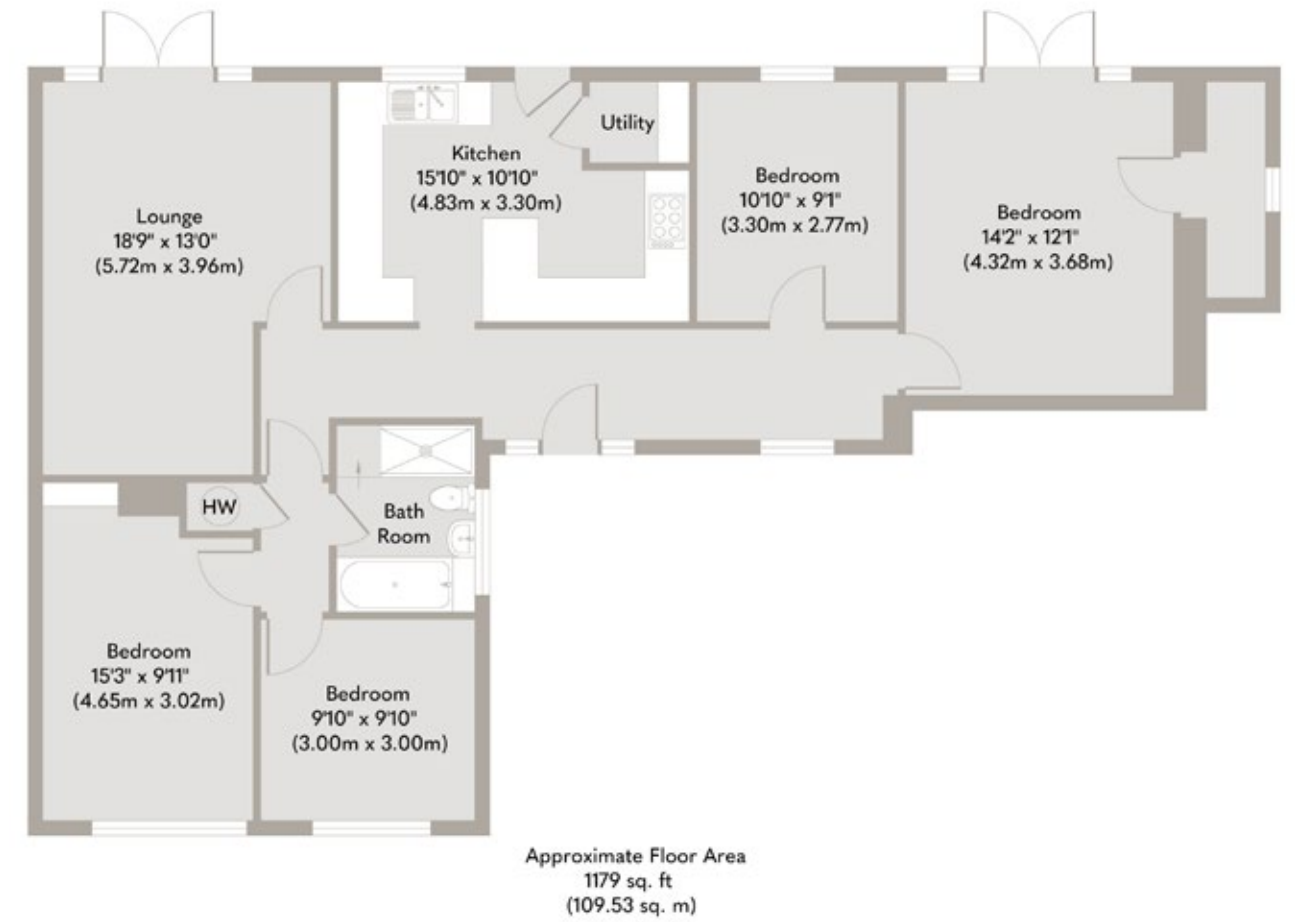
There are four bedrooms, some of which could easily be used as additional reception space. The principal bedroom enjoys doors opening onto the garden and offers the potential to add an en-suite.

“Neatly tucked away in a corner cul-de-sac, the property enjoys privacy and seclusion.”

Outside, the property benefits from an ample driveway and an enclosed rear garden.







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 butcher, 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 the Vendor



“We’ve loved the peace and privacy of our home, along with having wonderful neighbours.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

C. Ref:- 2131-3912-9201-1045-9231

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: ///rectangular.sliders.pots

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# SOWERBYS

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