



Doddshill Dersingham

£1250 PCM

The village of Dersingham is one of the largest villages in West Norfolk, located approximately 9 miles North of King's Lynn, and 6 miles of Hunstanton. Dersingham boasts plentiful local amenities including a doctor's surgery, Chemist, Post Office, News Agents, various takeaway shops, Supermarkets, Garden centre, and two public houses including 'The Feather's and 'The Coach & Horses'. The village is also the home of 'St Georges Junior School' School and 'St Nicholas Church'.

Doddshill is set within a peaceful community benefitting from excellent pedestrian access to 'St. Georges Junior School' and The Coach & Horses' public house. The location is also within proximity of Sandringham Estate's Royal Park, and the village boasts a bus route to Kings Lynn and Hunstanton.

The property is the ideal family home benefiting from a large plot and generous garden, perfect for the enjoying the outdoors, and family time during the summer weather. The property further benefits from a garage and plenty of private parking with large gravel driveway. The sought after home further features three bedrooms, two reception rooms, spacious contemporary kitchen, and much more. The property has been redecorated throughout, laid with new carpets, and offers a brand-new gas boiler.

Property briefly comprises of:

Rear access leading to the porch offering a small area of worktop and plumbing facilities for appliances and perfect for use as a boot room.

To the right of the rear access, the hallway extends to the contemporary kitchen offering a generous space and providing plentiful base units, wall units and bespoke shelving. The kitchen further benefits from stainless steel sink, drainer, fitted flooring, and available space for installing a cooker and white goods. The kitchen further boasts neutral decoration and the rarity of a pantry providing further storage and space.

The property further comprises of two reception rooms, including lounge with brand new carpet and neutral decoration. Adjacent to the lounge is the dining room fitted with flooring, and boasting bespoke fitted shelving, units, and wine rack.

Completing the ground floor is the shower room featuring corner shower cubicle and handbasin. Next door there is a separate WC.

The upper floor offers three spacious bedrooms, completed with brand new carpets, neutral decoration, cottage style doors, and light and airy rooms. All three bedrooms are a good size with bedroom two benefitting from built in wardrobe.

To apply please contact the Lettings Agent for further details -
gemma.cribb@sandringhamestate.co.uk



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Externally the property offers many benefits and is situated on a generous corner plot; the gardens wrap around the property, and these are mainly laid to lawn. Further benefits include garage with large, gravelled driveway providing ample private parking. Please note the summerhouse and shed are provided for use as a goodwill gesture, and these will not be repaired or replaced by the landlord throughout the duration of the tenancy.

Further benefits include gas central heating, including brand new boiler.

EPC - Energy performance certificate (EPC) – [Property Information for Doddshill](#)

Council tax band =B - [see further council tax information](#)

