



THE STORY OF

68 Lynn Road

Dersingham, Norfolk

SOWERBYS



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68 Lynn Road

Dersingham, King's Lynn,
Norfolk, PE31 6LA



Four Bedroom Detached Bungalow
Vaulted Ceiling Sitting Room and a Separate Dining Room
Utility Room
Pretty Rear Garden and Uninterrupted Views
Off Road Parking



Situated just a short stroll from the royal Sandringham Estate, and close to all of the village amenities, is 68 Lynn Road. A deceptively spacious detached bungalow which backs onto farmland and offers off road parking.

The spacious sitting room, with a vaulted ceiling and wood-burning stove, is a favourite place for our seller to relax after a busy day. The property benefits from having a separate dining room, which is the perfect place to catch up with family.

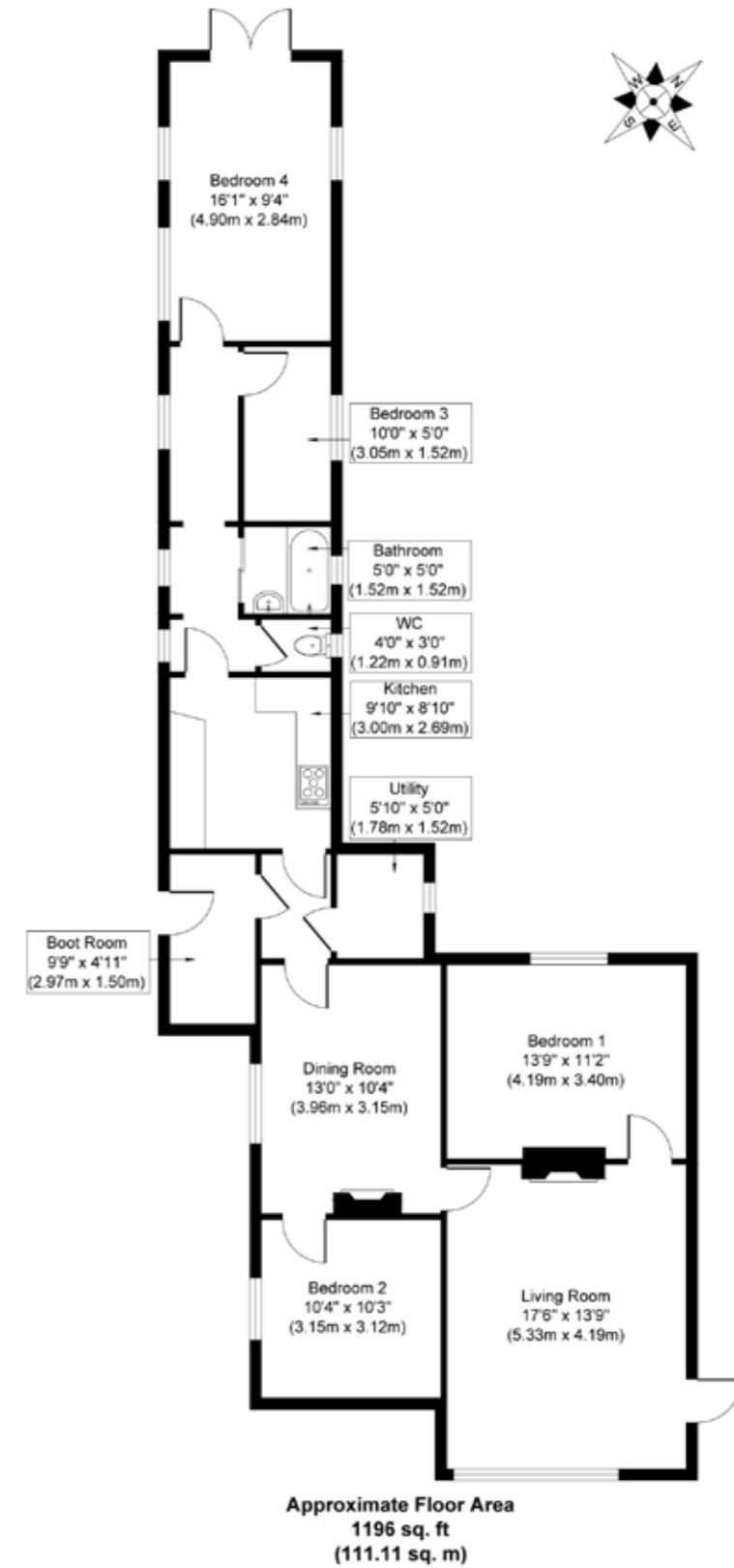
Towards the rear of the bungalow is the

kitchen, with a handy utility room next door.

Wake up to beautiful views of the garden as you look out of the french doors in the principal bedroom. With four bedrooms, this is an extremely versatile home and any of these could be used as a home office. All are served by the bathroom, with a separate WC.

There is off road parking to the front for several vehicles, and a lovely garden to the rear with lawn, attractive patio area and uninterrupted views.

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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.



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-served 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



Hunstanton

“This spacious home is nestled between the coast at Hunstanton and King's Lynn with a host of amenities and direct train line to London.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 4537-9521-8300-0563-0222

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

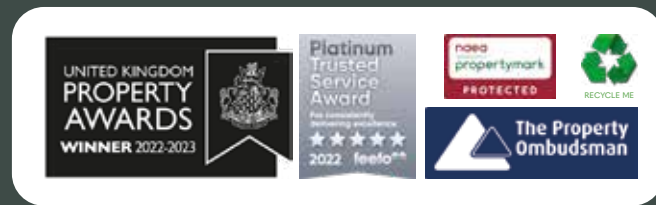
Freehold.

LOCATION

What3words: ///laughs.tooth.bronzed

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