



INTRODUCING

85 Sandpiper Way

King's Lynn, Norfolk

SOWERBYS



THE STORY OF

85 Sandpiper Way

King's Lynn, Norfolk
PE30 5DN

Light-Filled Open-Plan Kitchen/
Living/Dining Room

Three Well-Proportioned Bedrooms

Ground Floor Shower Room and
First Floor Family Bathroom

French Doors Opening
Onto the Rear Garden

Garden with Patio and Lawn Area

Timber Summer House/Studio
with Power Connected

Modern, Low Maintenance
Living Across 948 Sq. Ft.

Peaceful Residential
Location in King's Lynn

Ideal for Families, Professionals
or Downsizers

SOWERBYS KING'S LYNN OFFICE
01553 766741
kingslynn@sowerbys.com

Tucked away in a peaceful residential setting, just a short stroll from the heart of King's Lynn, this delightful three-bedroom home offers the perfect blend of light-filled space, practicality and comfort.

Step through the front door and you're welcomed by a warm, open-plan kitchen/living/dining room that stretches the full depth of the home. With french doors opening onto the garden, natural light pours in, creating a bright, sociable space. The kitchen is stylish yet functional, and the seamless layout makes cooking and conversation flow effortlessly. To the rear is a well-proportioned shower room/utility space, offering flexibility and convenience.

Upstairs, you'll find three generous bedrooms, each offering a tranquil retreat at the end of the day. The principal bedroom enjoys a wonderfully spacious feel, while the second double is perfect for guests or older children. The third bedroom is a comfortable single or could make a charming nursery, home office, or creative space. A contemporary family bathroom and a useful airing cupboard complete the first floor.

The rear garden is a private space designed for both relaxation and recreation. A paved patio area invites outdoor dining and summer barbecues, while a neatly kept lawn provides space for children to play or for garden lovers to potter. At the end of the garden sits a timber summer house/studio, complete with power connected – a versatile space that's perfect as a home office, art studio, or peaceful retreat from the main house.

With approximately 948 sq. ft. of thoughtfully designed living space across two floors, this home is ideal for those seeking a lifestyle of ease, comfort, and connection. Whether you're upsizing, downsizing or simply looking for a home that feels just right – this property on Sandpiper Way promises the perfect start to your next chapter.

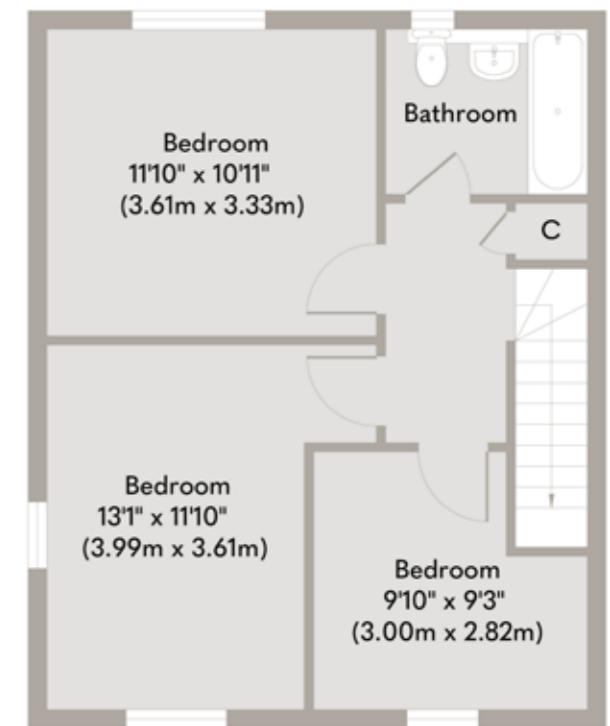




SOWERBYS



Ground Floor
Approximate Floor Area
474 sq. ft
(44.03 sq. m)



First Floor
Approximate Floor Area
474 sq. ft
(44.03 sq. m)

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 2025 | www.houseviz.com

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 2025 | www.houseviz.com

King's Lynn

AN HISTORIC MARKET TOWN
IN WEST NORFOLK

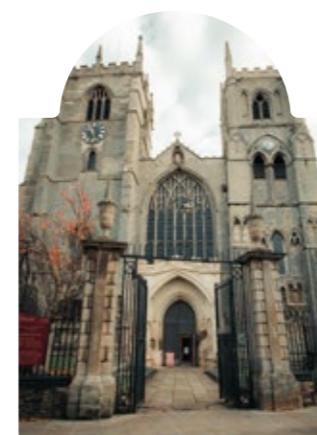
Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route.



Note from Sowerbys



“...this property on Sandpiper Way promises the perfect start to your next chapter.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating. The property benefits LVT floors and solar PV panels.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

B. Ref:- 0370-2414-2440-2195-7971

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: //pits.amount.fault

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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

