



THE STORY OF  
**27 Lynn Road**  
*Dersingham, Norfolk*

**SOWERBYS**





THE STORY OF

# 27 Lynn Road

Dersingham, Norfolk  
PE31 6JY

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Family Home

Spacious Sitting Room

Kitchen/Breakfast Room

Utility Room

W.C.

Three Bedrooms

Family Bathroom

Spacious, Well Maintained Garden

Driveway

Garage

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**SOWERBYS HUNSTANTON OFFICE**

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Tucked within a desirable village setting, just moments from the renowned Royal Sandringham Estate, this delightful 1930s family home offers an enviable blend of period charm, generous space, and a lifestyle to cherish. Perfect for dog walkers, nature lovers, and those who enjoy country living with a regal twist, this location is ideal for leisurely strolls or family days out.

Set behind a spacious driveway with ample parking and a large garage, the property welcomes you with its characterful façade and original features throughout. Step inside to a bright and expansive sitting room, perfect for relaxed evenings or entertaining guests, while the kitchen/breakfast room is ideal for family meals and weekend baking sessions. A useful utility room and convenient ground floor W.C. add practicality to daily life.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, all offering natural light and a comfortable atmosphere—ideal for both growing families and those seeking a peaceful retreat.

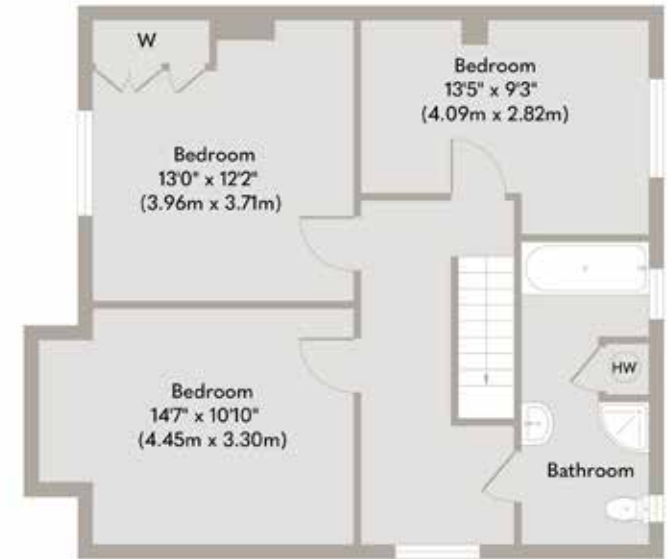
Outside, the generous rear garden is a true highlight—a thoughtfully arranged space with distinct areas for relaxation, play, and productivity. Whether you're hosting summer BBQs, pottering in the vegetable plot, or simply enjoying the birdsong with your morning coffee, this garden is designed to be lived in and loved.

This home combines traditional charm with everyday convenience in an exceptional countryside setting—ready and waiting for its next chapter.

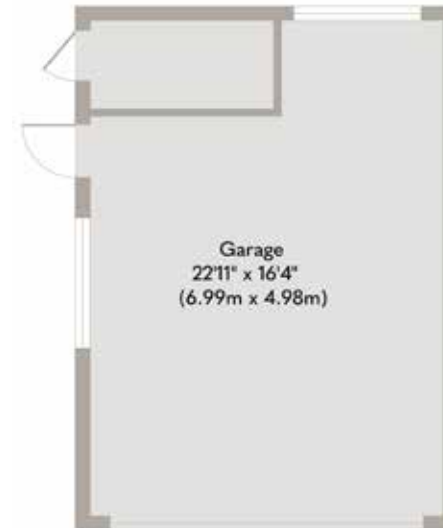




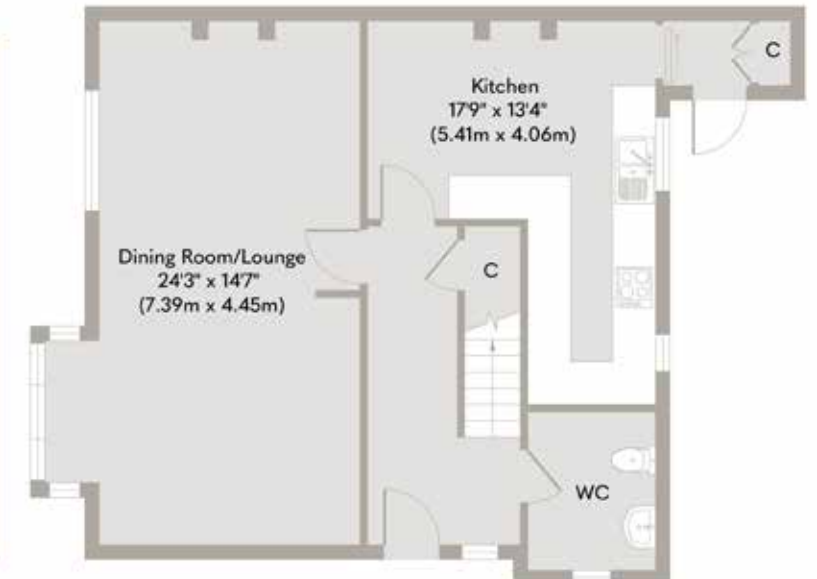




First Floor  
Approximate Floor Area  
641 sq. ft  
(59.54 sq. m)



Garage  
Approximate Floor Area  
375 sq. ft  
(34.82 sq. m)



Ground Floor  
Approximate Floor Area  
667 sq. ft  
(61.92 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.

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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 Sowerbys*



“Whether you’re hosting BBQs, pottering in the vegetable plot, or simply enjoying the birdsong, this garden is designed to be lived in and loved.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref: 0300-2018-0440-2905-8831

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: ///haunts.miracle.litigate

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# 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.



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