




RUSSEN & TURNER
www.russenandturner.co.uk

4 Kings Croft, Dersingham

King's Lynn PE31 6QN

£299,995

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Looking for a home you can truly shape around your life, not just move into, but grow into? If you're dreaming of more space, more flexibility and the chance to create something special for your family, this beautifully proportioned three double bedroom detached home in Dersingham could be exactly what you've been waiting for.

Set in one of West Norfolk's most popular villages, just a short drive from the stunning Norfolk coastline and the Royal Estate at Sandringham Estate, this location offers the best of both worlds: peaceful village living with everything you need close at hand. From welcoming pubs and garden centres to local shops and schools, daily life here feels easy, connected and community-focused. And with the heart of the village just a short stroll away, you're perfectly placed to enjoy it all.

The home itself has already been extended to the front, creating a generous and flexible layout that's brimming with opportunity. An entrance porch offers a practical and thoughtful welcome, ideal for muddy boots, coats and school bags, before stepping into the main living space.

The impressive 24ft living/dining room is the true heart of the home. Light-filled, spacious and wonderfully versatile, it's easy to imagine family movie nights, birthday celebrations or relaxed Sunday afternoons unfolding here. Sliding doors lead through to the conservatory, offering a peaceful spot to enjoy views of the garden all year round, a morning coffee haven in winter, a sun-drenched retreat in summer.

The kitchen is ready for reinvention, a blank canvas for you to design the culinary space you've always envisioned. And for those thinking long term, there's exciting potential (subject to planning permission) to extend further and create the large open-plan kitchen/dining/family space so many modern households desire. This is a home you can evolve with, adapting it as your needs and lifestyle grow.

The ground floor also benefits from a useful storage cupboard and a convenient shower room, practical touches that make everyday living that bit smoother.

Upstairs, the sense of space continues. All three bedrooms are comfortable doubles, offering flexibility for family life, guest accommodation or even a dedicated home office. No compromises, no box rooms, just generous proportions ready to be styled and personalised. A family bathroom completes the first floor.

Outside, the appeal continues. A gravel driveway provides ample off-road parking and access to the single garage. To the rear, the deceptively large garden enjoys a good degree of privacy and offers tremendous potential. Whether you dream of landscaped entertaining areas, a play space for children, raised vegetable beds or simply a tranquil lawn with a sunny seating terrace, this garden is ready to become your own private sanctuary.

This is more than a house, it's an opportunity. A chance to put down roots in a thriving village, to create a home tailored to your taste, and to build a lifestyle that blends coast, countryside and community.

If you're ready to roll up your sleeves and unlock the potential here, this could be the one.

Tenure: Freehold

Property Type: Detached House

- Detached House
- Three Double Bedrooms
- 24ft Living/Dining Room
- Two Bathrooms
- Garage and Off-road Parking
- Close to Heart of the Village
- No Onward Chain
- Gas Central Heating
- Conservatory
- Potential to Improve

Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.

