



RUSSEN & TURNER
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68 Station Road, Roydon, King's Lynn, PE32 1AW

£365,000

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

Edge of the Village... Centre of Your Attention

There's something rather special about a home that quietly gets everything right... and this detached bungalow on the edge of Roydon is exactly that.

Extended by the current owners, this is a home that offers space where it matters, comfort where you need it, and just enough charm to make you smile every time you walk through the door.

Step inside and you're welcomed by a layout that simply works. Three genuine double bedrooms (yes, proper doubles... not the "bed-and-a-prayer" kind), with the principal bedroom enjoying its own en-suite shower room, perfect for a little morning peace before the day begins. The family bathroom is a treat too, boasting a four-piece suite including a central tap bath (ideal for a long soak), separate shower, W.C. and wash basin.

The lounge sits proudly to the front, overlooking the garden and centred around an open fire, because let's be honest, everything feels better with a flicker of flames on a chilly evening.

And then... the heart of the home.

The kitchen/dining space stretches to an impressive 21ft9, and it really does deliver. A range of fitted units provides both style and practicality, while the log burning stove adds warmth and character, perfect for everything from relaxed Sunday mornings to lively dinners with friends. French doors lead you out to a delightful 14ft veranda, a spot that feels made for coffee at sunrise (east-facing, of course) or a quiet glass of something nice at the end of the day.

Outside, the property continues to impress. To the front, there's ample parking (bring the cars, the van, maybe even that project you've been promising yourself), along with access to a garage measuring over 20ft, ideal for storage, hobbies or a workshop.

The rear garden offers a wonderful sense of privacy. Laid mainly to lawn and framed by mature shrubs and trees, it's a space that invites you to slow down, switch off, and enjoy a bit of peace and quiet... something we could all use more of.

In short? A well-balanced, thoughtfully extended bungalow in a sought-after village setting, ready to be enjoyed from day one, with the kind of warmth and personality that turns a house into a home.

Be quick... homes like this don't tend to hang around (and once you see it, you'll understand exactly why).

Property Type: Detached Bungalow

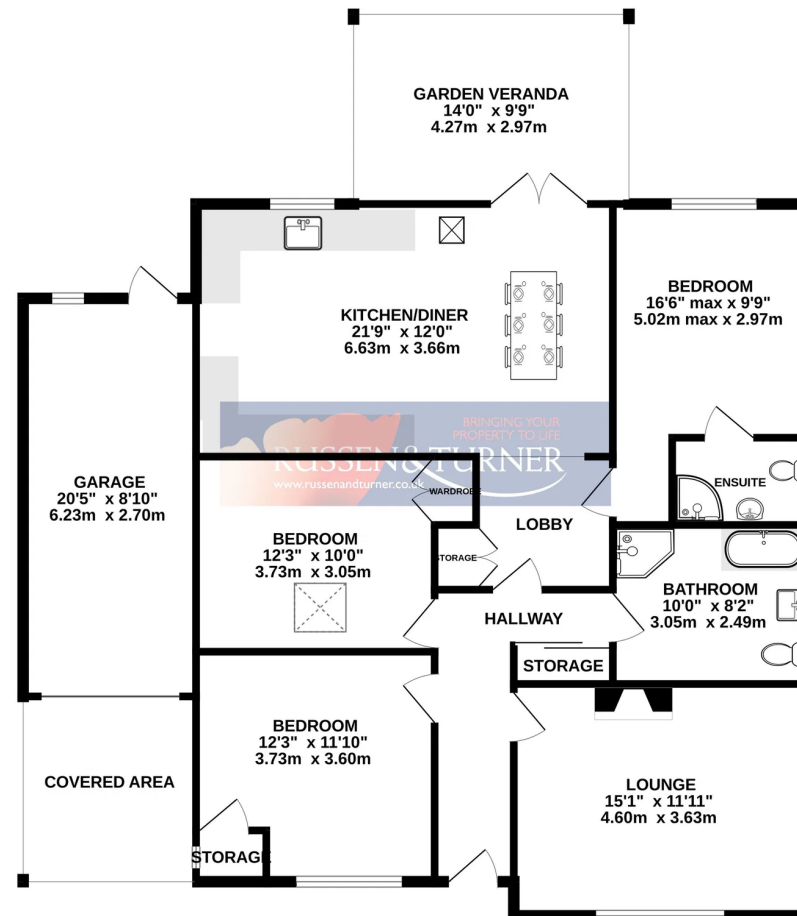
- Edge of village
- Extended bungalow
- 3 Double bedrooms
- Ensuite shower room
- Four piece bathroom
- Open fire
- Log burning stove
- 21ft Kitchen
- Ample parking
- Garage

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
1514 sq.ft. (140.6 sq.m.) approx.



TOTAL FLOOR AREA: 1514 sq.ft. (140.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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