



3 Lynn Road, Dersingham

King's Lynn



Minors & Brady

3 Lynn Road

Dersingham, King's Lynn

Dating back to circa 1901, this beautifully presented semi-detached home occupies a non estate position within a well-regarded village setting, offering spacious and versatile accommodation throughout. A bay-fronted living room with a feature fireplace sits to the front, while the generous kitchen diner provides an excellent space for both everyday living and dining. The ground floor is further enhanced by a striking conservatory extension with views over the garden and a contemporary shower room, while upstairs offers three well-proportioned double bedrooms and a well-appointed family bathroom. Externally, the property benefits from an extensive rear garden with established planting, a pergola seating area, a dedicated growing space and a range of useful outbuildings including a workshop, storage and a brick-built outbuilding. Additional benefits include driveway parking and a fully owned 14-panel solar system, all set within easy reach of everyday village amenities.

Location

Positioned within the well-regarded village of Dersingham, Lynn Road offers a practical setting with easy access to everyday essentials. The village provides a range of amenities, including local shops, a supermarket, a primary school, a medical centre, and popular eateries, all within convenient reach. For wider facilities, the nearby town of King's Lynn offers extensive shopping, transport links including a mainline rail service to London, and additional leisure options. The surrounding area also benefits from access to the Norfolk coastline and countryside, with scenic walks and outdoor spaces close by, making it a well-connected yet relaxed place to live. Regular bus routes run through the village, supporting straightforward travel to surrounding towns and villages. The area is also well placed for access to the Sandringham Estate, offering further green space and seasonal events throughout the year.





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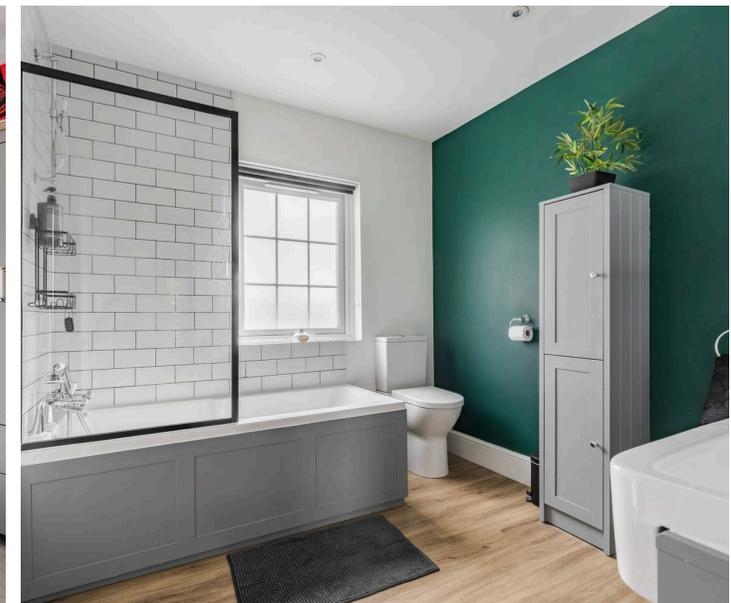
Dating back to circa 1901, this mature semi-detached home occupies a non estate position within the sought-after village of Dersingham, offering well-proportioned accommodation with a practical layout suited to modern living.

Entry is via a porch leading into a welcoming entrance hall, setting a clean and well-maintained first impression. To the front, the living room is defined by a bay window and a front-facing fireplace, creating a natural focal point within a space that can be arranged in a number of ways, whether for relaxed seating or a more adaptable setup.

The kitchen diner is particularly generous in size and designed with everyday use in mind. Fitted with modern units, wood effect work surfaces and tiled splashbacks, it incorporates integrated appliances including an oven, hob, extractor, fridge freezer and dishwasher, along with additional plumbing provision for further appliances. Durable flooring runs throughout, and there is ample space for dining, making this a central and highly usable part of the home.

Leading through, the conservatory forms a standout extension of the ground floor, creating a bright additional reception area with uninterrupted views across the garden. Surrounded by glazing and enjoying direct access outside, it offers a versatile space that works equally well for day to day living or as a place to sit and enjoy the outlook.

A contemporary ground floor shower room completes the downstairs accommodation, fitted with a walk in shower, WC and wash hand basin, finished with modern tiling and updated fittings.



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Upstairs, the landing leads to three well proportioned bedrooms, all of which are comfortable doubles. The principal bedroom stands out for its size, featuring two windows and built in storage, while the remaining rooms offer flexibility for family use, guests or working from home. One bedroom also includes a decorative fireplace, adding character.

Completing the interior, the family bathroom is well appointed with a panelled bath with shower over, WC and twin wash hand basins set within a vanity unit. Tiled walls, wood effect flooring and a heated towel rail complete the space, with a window providing natural light and ventilation.

Stepping outside, the rear garden is a generous and well established space, laid mainly to lawn and framed by mature borders with a variety of shrubs, plants, fruit trees and climbers. A central pathway runs through the garden, leading to a number of defined areas including a covered seating space beside the property and a timber pergola set further back, ideal for outdoor use. There are also enclosed raised beds for growing, along with a timber shed, lean to workshop with adjoining storage, and a brick built outbuilding, creating a garden that is both attractive and highly practical.

Further benefits include a 14 panel solar system, fully owned by the vendor and transferable with the property.

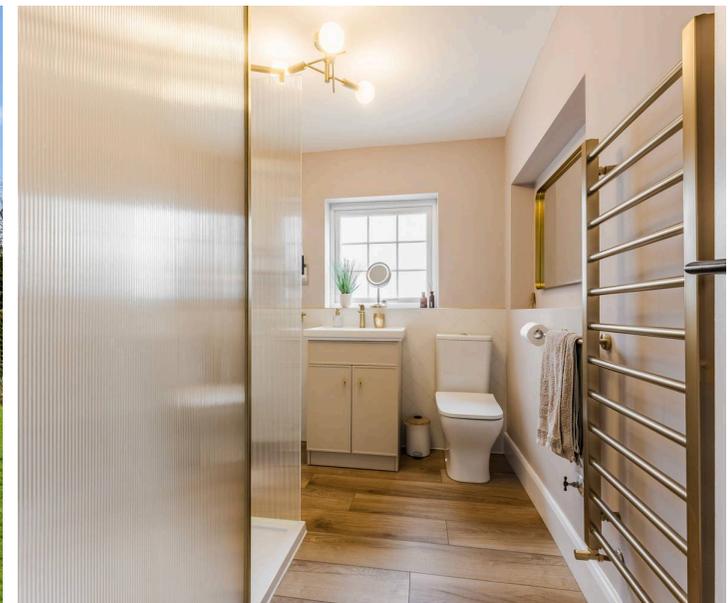
To the front, a driveway provides off road parking.

Agents notes

Sold freehold, connected to main services: water, electricity, gas and drainage.

Gas Central Heating

Council Tax Band- C

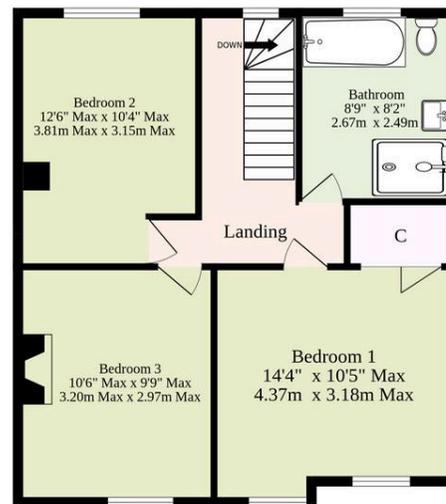


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Ground Floor
843 sq.ft. (78.3 sq.m.) approx.



1st Floor
581 sq.ft. (54.0 sq.m.) approx.



Sqft Excludes The Workshop

TOTAL FLOOR AREA : 1424 sq.ft. (132.3 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 mis-statement. 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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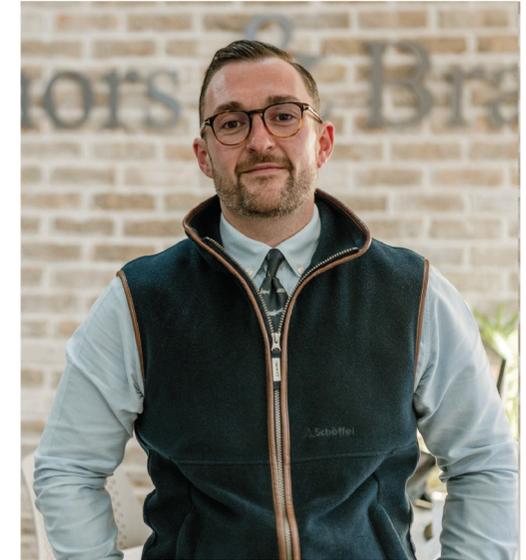
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