



NEWSON & BUCK
ESTATE AGENTS

11 Ormesby
King's Lynn
Norfolk
PE30 4XB

£279,995

Newson and Buck are delighted to bring to the market this well presented three bedroom semi detached family home that has been lovingly improved over recent years set within walking distance of the Queen Elizabeth Hospital. The property comprises of entrance porch, dining area, kitchen, lounge, three bedrooms and a family bathroom. To the rear of the property you will find off road parking and a garage. Further benefits include gas central heating and double glazing. The family home is also located close to nearby nursery's, schools and is within three miles of King's Lynn town centre.

- Three Bedrooms
- Semi- Detached
- Lounge/Diner
- Kitchen
- Off Road Parking & Garage
- Garden
- Close Proximity to Hospital & Schools
- EPC - Awaiting



Entrance Porch

10' 02" x 5' 11" (3.10m x 1.80m) Entrance door, Porcelain Tiled flooring,

Dining Area

8' 07" x 7' 00" (2.62m x 2.13m) Porcelain Tiled flooring, built in storage cupboards housing boiler, radiator

Hallway

Under stairs storage cupboard, storage cupboard, Porcelain tiled flooring, stairs leading to first floor

Kitchen

12' 10" x 8' 03" (3.91m x 2.51m) Porcelain tiled flooring, range of base and wall cabinets, space for Fridge/freezer, space for washing machine, space for dishwasher, radiator, space for range cooker, wooden worktops, door leading to rear garden.

Lounge

22' 10" x 11' 06" max(6.96m x 3.51m max) Porcelain tile flooring, two radiators, window to front, french doors leading to

Conservatory

10' 08" x 8' 08" (3.25m x 2.64m) Porcelain tiled flooring, door leading to rear garden, solid roof, radiator

Landing

Storage cupboard, oak flooring, doors leading to

Master Bedroom

11' 09" x 11' 11" (3.58m x 3.63m) Laminate flooring, two windows to front, built in wardrobes with solid oak doors

Bedroom 2

14' 10" x 8' 10" max (4.52m x 2.69m max) Laminate flooring, oak door, radiator, two windows to rear

Bedroom 3

9' 10" x 6' 09" (3.00m x 2.06m) Laminate flooring, fitted cabin bed with storage underneath, over bed storage unit, radiator, window to front.

Bathroom

8' 10" x 6' 10" (2.69m x 2.08m) Tiled flooring with half tiled walls, freestanding roll top bath with shower head attachment, hand basin, low level flush w/c, towel radiator, window to rear

External

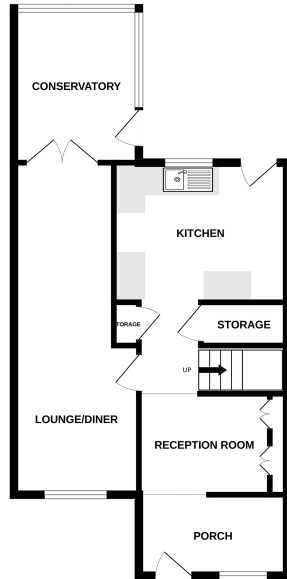
To the front the property is laid mainly to turf , the rear garden provides an excellent space for the keen gardener with a potting area with power to the side of the property, two sheds , half laid to turf and half laid to shingle, rear access is to the parking as well as the garage which has power and lighting

Council Tax - A

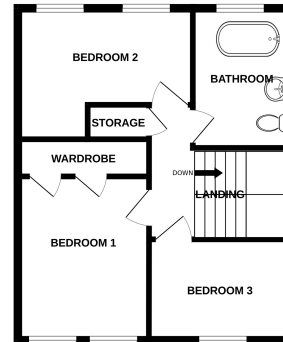
EPC - Awaiting



GROUND FLOOR
587 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, masses 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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