



NEWSON & BUCK
ESTATE AGENTS



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7 Morello Court, King's Lynn, Norfolk PE30 3BE

£365,000

No Onward ChainA beautifully presented four/five bedroom detached family home with modern touches and a generous rear garden area, perfect for entertaining in summer evenings. Viewing is highly recommended for this gorgeous detached family home. The property comprises of entrance hallway, kitchen diner, lounge, bedroom 5/study, down stairs w/c, four further bedrooms with an en suite to master, family bathroom, outside storage area and an outdoor summer house ready for the next owner to put their own stamp on, the property further benefits from GCH and Double Glazing throughout. To the front there is ample off road parking for multiple vehicles. Local amenities can be found nearby with more extensive facilities found in King's Lynn Town centre including a main line rail link into Cambridge and London King's Cross.

Entrance Hallway

5' 9" x 19' 7" (1.75m x 5.97m) Front door opening to entrance hallway, lvt flooring, one radiator, cupboard space, staircase to first floor.

Kitchen Diner

11' 7" x 20' 1" (3.53m x 6.12m) LVT flooring, two double glazed windows, bespoke fitted kitchen units, sink drainer, gas oven hob with electric extractor, fridge freezer, dish washer, space for washing machine, one radiator

W/C

3' 08" x 12' 8" (1.12m x 3.86m) Vinyl flooring, one radiator, low flush w/c, pedestal sink, one double glazed window.

Lounge

20' 3" x 11' 5" (6.17m x 3.48m) Fitted carpets, one double glazed window, double glazed patio doors leading to rear garden patio area, one radiator.

Bedroom 5/Study

15' 6" x 10' 7" (4.72m x 3.23m) Laminate flooring, one double glazed window, one radiator, side door leading to rear garden.

Landing

Fitted carpets, one radiator, access to loft space.

Bedroom One

10' 7" x 11' 5" (3.23m x 3.48m) Fitted carpets, one radiator, one double glazed window.

En Suite

7' 3" x 5' 9" (2.21m x 1.75m) Tiled flooring, pedestal sink, low flush w/c, one double glazed window, shower cubical

Bedroom Two

9' 1" x 10' 9" (2.77m x 3.28m) Fitted carpets, one radiator, one double glazed window.

Bedroom Three

9' 6" x 11' 4" (2.90m x 3.45m) Fitted carpets, one radiator, one double glazed window.

Bedroom Four

10' 8" x 7' 2" (3.25m x 2.18m) Fitted carpets, one radiator, one double glazed window.

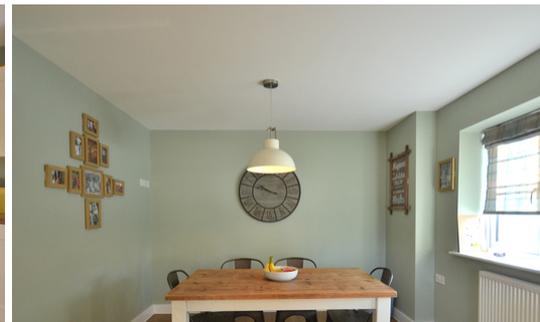
Bathroom

7' 3" x 7' 1" (2.21m x 2.16m) Tiled flooring, one towel radiator, low flush w/c, bath tub with shower attachment, one double glazed window

Rear Garden

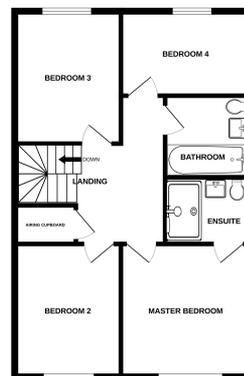
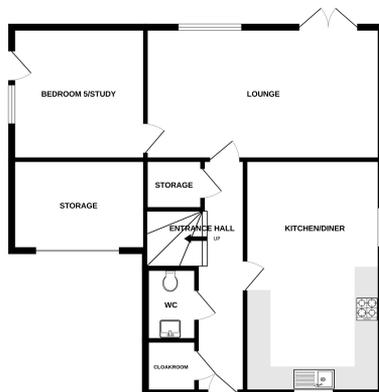
Enclosed rear garden with laid lawn, patio area and summer house.

EPC - B



GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.

1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1484 sq.ft. (137.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance 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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