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ESTATE AGENTS



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

£340,000

A beautifully presented four bedroom detached family home with modern touches and a generous rear garden area, perfect for entertaining in summer evenings and a separate work from home space. Viewing is highly recommended for this gorgeous detached family home. The property comprises of entrance hallway, kitchen diner, lounge, office space, down stairs w/c, four 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. 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.

### Office Space

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.

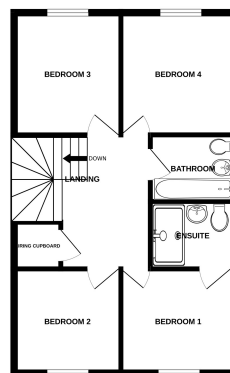
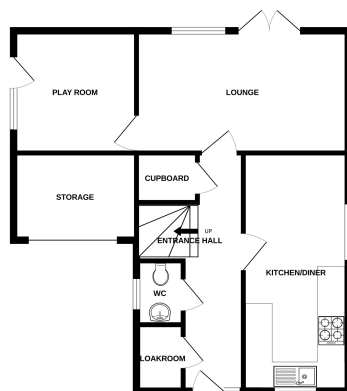
### Bedroom Three

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



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made regarding their condition or operation.  
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