



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.

### 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

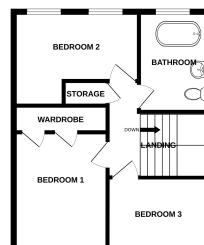
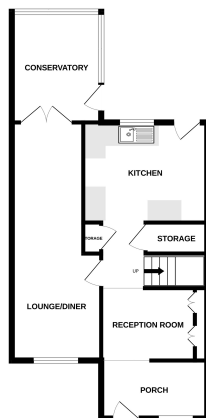
### Council Tax - A

### 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. (95.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan information, measurements are taken on-site and are subject to change. The information is provided for general information only and should not be relied upon for any legal or financial purposes. The information is provided on an 'as is' basis and the seller makes no representation or warranty as to its accuracy. The information is provided for general information only and should not be relied upon for any legal or financial purposes. The information is provided on an 'as is' basis and the seller makes no representation or warranty as to its accuracy.