



NEWSON & BUCK
ESTATE AGENTS

1 Ormesby
KING'S LYNN
Norfolk
PE30 4XB

£260,000

Set within a highly sought-after location, just moments from schools and the Queen Elizabeth Hospital, this beautifully presented three-bedroom semi-detached home offers stylish, low-maintenance living with an abundance of space for the whole family. The ground floor flows effortlessly, beginning with a welcoming lounge, the perfect spot to unwind at the end of the day. The heart of the home is the generous kitchen/breakfast room, ideal for casual dining and entertaining, which opens into a light-filled conservatory that brings the outside in. A practical downstairs W/C completes the ground floor. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, complemented by a sleek and contemporary wet room. The property further benefits from gas central heating and double glazing throughout. Outside, the rear garden has been thoughtfully designed for ease of living, with low-maintenance artificial turf, a smart patio area, and the addition of a summer house and storage shed – perfect for hobbies, home working, or simply relaxing outdoors. To the front, there is off-road parking and the advantage of a garage, adding both convenience and practicality. This is a wonderful

- Three Bedroom Semi Detached House
- Great Location with schools and QEH within walking distance
- Shower Room
- Kitchen/Breakfast Room
- Off Road Parking & Garage
- Conservatory
- Summer House
- EPC - Awaiting



Entrance Porch

6' 02" x 3' 09" (1.88m x 1.14m) Entrance door, tiled flooring

Entrance Hall

6' 02" x 5' 06" (1.88m x 1.68m) Tiled flooring, radiator, under stairs cupboard, doors leading to

Downstairs W/C

3' 10" x 7' 00" (1.17m x 2.13m) Tiled flooring, window to front aspect, radiator, low level flush w/c, hand basin, boiler

Kitchen

13' 00" x 8' 03" (3.96m x 2.51m) Tiled flooring, window to side and rear aspect, range of base and wall cabinets, worktops, space for cooker, space for fridge/freezer, space for washing machine, space for dishwasher, inset stainless sink and mixer tap over

Breakfast Room

8' 06" x 8' 3" (2.59m x 2.51m) Tiled flooring, radiator, breakfast bar, door leading to

Conservatory

11' 00" x 7' 03" (3.35m x 2.21m) Tiled flooring, patio doors leading to rear garden

Landing

Carpeted, loft access, airing cupboard, doors leading to

Bedroom One

13' 02" x 12' 00" (4.01m x 3.66m) Carpeted, window to front aspect, radiator

Bedroom Two

15' 00" max x 9' 05" max (4.57m x 2.87m) Carpeted, radiator, window to rear aspect

Bedroom Three

9' 09" x 6' 09" (2.97m x 2.06m) Carpeted, radiator, window to front aspect

Shower Room

8' 10" x 6' 09" (2.69m x 2.06m) Vinyl flooring, electric shower, low level floor w/c, hand basin, window to rear aspect, towel radiator

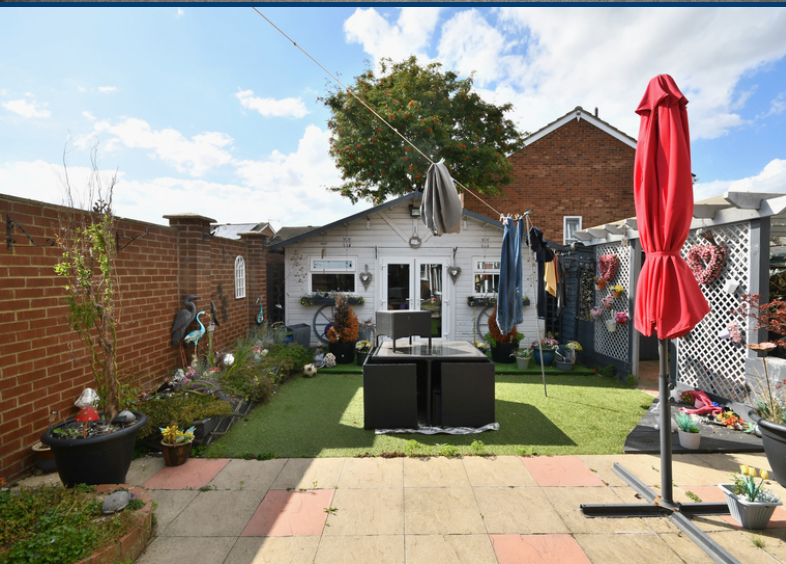
External

To the rear, the garden has been designed with low maintenance in mind, featuring a smart patio area and artificial turf, creating an ideal space for outdoor entertaining and relaxation. A summer house, complete with power and lighting, offers excellent versatility for use as a home office, studio, or leisure space, while a separate shed provides useful storage.

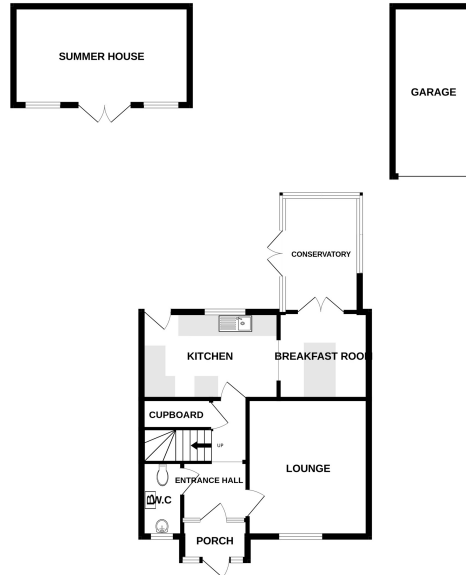
To the front of the property, there is off-road parking behind double gates, along with the added benefit of a garage, ensuring both convenience and security.

Council Tax - B

EPC - Awaiting



GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1285 sq.ft. (119.3 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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18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: kingslynn@millsopps.com www.millsopps.com