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The Laurels
 Marham Road
 Fincham

£595,000

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01366 385588
 info@kingpartners.co.uk



The Laurels

Fincham, King's Lynn, PE33 9ES

This traditionally built new home is due for completion early 2023 and has been constructed to a very high standard by local reputable builders with a LABC new home warranty. The property has many luxury features including tiled floors, wood burning stove, bespoke kitchen with quartz worktops, Stoves range oven and integrated appliances, oak internal doors, high quality sanitary ware and a water softener. Outside there is a block paved driveway, garage with electric door, outside lighting, tap, seamless aluminum guttering, generous patio area and enclosed garden with countryside views to the rear. The central heating is from a modern energy efficient air source system with under floor heating to the ground floor and radiators to the first floor. A really superb new home which must be viewed to fully appreciate.



Composite Door Leading to:

Entrance Hall

Tiled floor. Spot lights. Ornate coving. Oak and Glass staircase to the first floor. Door to walk in plant room. Double doors to kitchen/diner. Opening to living room. Doors to office/playroom and cloakroom.

Kitchen/Family Room

13' 10" x 30' 11" (4.22m x 9.42m) UPVC double glazed window to front. Range of bespoke wall and base units with a center island and quartz worktops over incorporating a sink and drainer with mixer taps. Stoves range oven with extractor hood. Integrated fridge-freezer, dishwasher & microwave oven. Spotlights. Tiled floor. Television point. Double glazed Bi-folding doors to rear. Ornate coving. Door to utility.

Utility Room

9' 7" x 5' 11" (2.92m x 1.80m) UPVC double glazed window to rear. Units at base level with worktops over. Space for washing machine and tumble dryer. Composite door to side. Door to garage. Tiled floor.

Living Room

15' 1" x 16' 1" (4.60m x 4.90m) UPVC double glazed window to rear. Brick fireplace with a wood burner and oak beam with tiled hearth. Double glazed bi-folding doors to rear. Television point. 2 wall lights.

Office/Play Room

10' 4" x 14' 1" (3.15m x 4.29m) UPVC double glazed window to front. Oak engineered flooring. Spot lights. Telephone point. Television point.

Cloakroom

3' 10" x 6' 6" (1.17m x 1.98m) WC. Wash hand basin within a vanity unit. Mirror and light. Heated towel rail. Tiled floor. Spot lights. Extractor fan.

First Floor Landing

14' 10" x 5' 10" (4.52m x 1.78m) Max. UPVC double glazed window to side. Double doors to built in laundry/storage cupboard with a radiator. Spot lights. Loft access.

Master Suite:

Dressing Room

8' 6" x 6' 6" (2.59m x 1.98m) Fitted wardrobes to either side. Radiator. Spot lights. Door to bedroom.

Bedroom

15' 1" x 16' 1" (4.60m x 4.90m) UPVC double glazed window to rear. Radiator. Spot lights. Door to En-suite.

En-suite

8' 9" x 6' 6" (2.67m x 1.98m) Double width tiled shower cubicle. WC. Wash hand basin within a vanity unit. Tiled floor. Heated towel rail. Extractor fan. Spot lights. Mirror and light. Storage cupboard.

Bedroom 2

13' 10" x 11' 3" (4.22m x 3.43m) UPVC double glazed window to front. Television point. Radiator. Door to En-suite.

En-suite

4' 9" x 8' 11" (1.45m x 2.72m) Double glazed sky light. Double width tiled shower cubicle. WC. Wash hand basin within a vanity unit. Tiled floor. Heated towel rail. Extractor fan. Spot lights.

Bedroom 3

12' 6" x 11' 2" (3.81m x 3.40m) UPVC double glazed window to front. Television point. Radiator.

Bedroom 4

13' 11" x 11' 5" (4.24m x 3.48m) Max. UPVC double glazed window to rear. Bank of fitted wardrobes. Television point. Radiator.

Bathroom

9' 8" x 6' 11" (2.95m x 2.11m) Bath. Double width tiled shower cubicle. WC. Wash hand basin within a vanity unit with storage cupboard. Mirror and light. Spot lights. Extractor fan.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

