



NEWSON & BUCK  
ESTATE AGENTS



## 6 Ormesby, King's Lynn, Norfolk PE30 4XB

£235,000

Set within walking distance of the Queen Elizabeth Hospital is this well presented three bedroom semi detached family home. The property comprises of entrance hallway, lounge, kitchen diner, three bedrooms and a family bathroom. To the rear of the property you will find an outside utility area, a fully finished grooming room 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 Hallway

UPVC front door opening to entrance hallway, tiled flooring, storage cupboard.

## Lounge Diner

11' 07" x 21' 09" (3.53m x 6.63m) Laminate flooring, two double glazed windows, one radiator.

## Kitchen Diner

Tiled flooring, fitted kitchen units, integrated washing machine, fridge freezer, separate freezer, tumble dryer, sink drainer, three double glazed windows, electric oven, induction hob.

## Landing

Fitted carpets, one double glazed window, cupboard.

## Bedroom One

12' 0" x 13' 05" (3.66m x 4.09m) Two double glazed windows, fitted carpets, one radiator.

## Bedroom Two

14' 02" x 7' 11" (4.32m x 2.41m) Fitted carpets, fitted wardrobes, one radiator, one double glazed window.

## Bedroom Three

7' 02" x 9' 09" (2.18m x 2.97m) Fitted carpets, one radiator, one double glazed window.

## Bathroom

Tiled flooring, towel radiator, one double glazed window, bath tub, shower, low flush w/c, integrated sink unit.

## Rear Garden

Enclosed rear garden area, access to rear garage, entrance to outdoor utility area.

## Out Building

Tiled flooring, wall mounted heaters, running water, electrics with separate fuse board.

## Garage

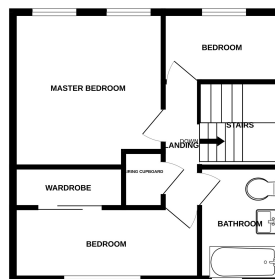
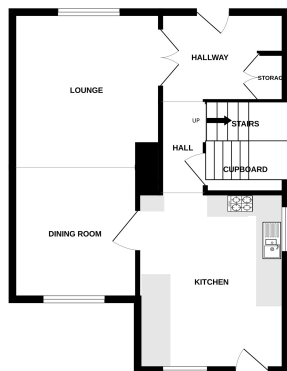
Up and over front door, electrics, rear access, lighting.

Council Tax Band B



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The sections, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
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