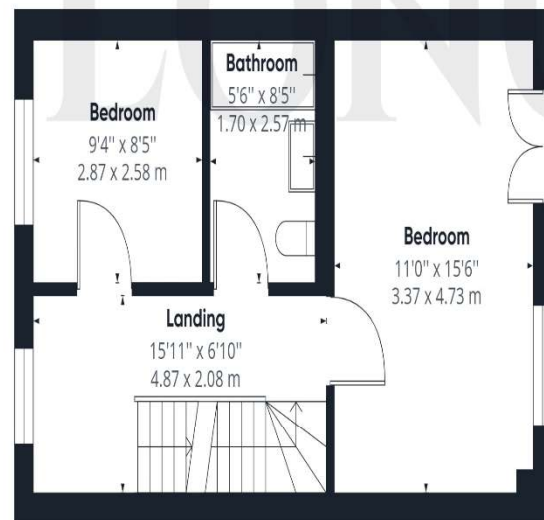
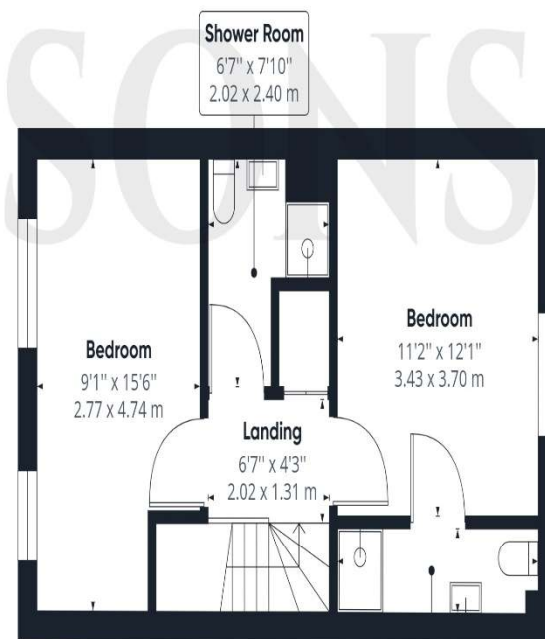


Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Blackberry Way, Swaffham, PE37 8GH

Modern well presented mid terrace, three story, four bedroom town house available for sale in a popular development on the outskirts of Swaffham. The property offers en-suite shower room along with further shower room and bathroom, kitchen/breakfast room and parking.

Price £260,000 Freehold





First Floor Bedroom Two
11'0" (3.35m) x 15'6" (4.72m)

UPVC double glazed French doors opening to Juliet balcony to rear aspect, UPVC double glazed window to rear aspect, radiator.

First Floor Bedroom Four
9'4" (2.84m) x 8'5" (2.57m)

UPVC double glazed window to front aspect, radiator.

First Floor Bathroom

Bath, wash basin, WC, radiator, extractor fan.

Stairs and Second Floor Landing

Built in cupboard housing hot water cylinder, lost access.

Second Floor Bedroom One
11'2" (3.4m) x 12'1" (3.68m)

UPVC double glazed window to rear aspect, radiator, door to en-suite shower room.

En-suite Shower Room

Shower cubicle, wash basin, WC, radiator. extractor fan.

Second Floor Bedroom Three
9'1" (2.77m) x 15'6" (4.72m)

UPVC double glazed window to front aspect, radiator.

Second Floor Shower Room

Shower cubicle, wash basin, WC, radiator, extractor fan.

Agents Note

Please note photographs are from our original advertisement pre-tenancy commencement in 2023. EPC rating B85 (Full copy available on request) Council tax band D (Own enquiries should be make via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Three Storey Town House
- Four Bedrooms
- Three Bathrooms + WC
- Kitchen/ Breakfast Room
- Close To Swaffham Schools
- Modern + Well Presented
- Energy Rating-B
- 3 Allocated Parking Spaces
- Gas Central Heating + UPVC Double Glazing

Situated on a popular development on the outskirts of Swaffham within easy reach of Swaffham schools, Longsons are delighted to bring this modern, well presented, four bedroom, three story town house to the sales market. The property benefits from en-suite shower room along with a further shower room and bathroom, kitchen/breakfast room, parking, gardens, gas central heating and UPVC double glazing.

Energy Rating-B

Briefly, the property offers entrance hall, lounge, kitchen/breakfast room, cloakroom with WC, four bedrooms, en-suite shower room, shower room plus bathroom, gardens, parking, gas central heating and UPVC double glazing.

Agents Note: Please note photographs are from our original advertisement pre-tenancy commencement in 2023. EPC rating B85 (Full copy available on request) Council tax band D (Own enquiries should be make via Breckland District Council)

SWAFFHAM

Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgery's, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

Entrance Hall

Double glazed entrance door to front aspect, stairs to first floor, under stairs storage cupboard, radiator.

Lounge

12'0" (3.66m) x 15'5" (4.7m)

UPVC double glazed French doors with full height UPVC double glazed windows either side to rear, radiator.

Kitchen/ Breakfast Room
11'2" (3.4m) Irregular Shape x 10'0" (3.05m)

Fitted kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integral Zanussi electric oven with Zanussi gas hob and extractor hood over, space for tall upright fridge/freezer, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed window to front aspect, radiator.

Cloakroom

Wash basin, WC, radiator.

First Floor Landing

UPVC double glazed window to front aspect, radiator.

