



Blackberry Way, Swaffham, PE37 8GH

welcome to

Blackberry Way, Swaffham

A stunning 2 double bedroom home, located in a lovely position within this ever-popular, maturing development. This well presented home offers a 'move straight in' feel, boasting a modern kitchen, en suite and family bathroom, open-plan lounge/dining room with French doors to the rear garden & more!



Accommodation:

Part glazed composite external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, tiled flooring, door opening to the open-plan lounge/dining room, further door opening to:

Ground Floor W.C

Suite comprising close coupled w.c and pedestal hand wash basin with tiled splash backs, radiator, tiled flooring, UPVC double glazed window to the front aspect.

Kitchen

9' 11" x 6' (3.02m x 1.83m)

A comprehensive range of wall and floor mounted fitted kitchen units with wood effect work surfaces and upstands over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, built-in oven and gas hob with concealed cooker hood over, plumbing for washing machine, plumbing for dishwasher, space for fridge-freezer, tiled flooring, UPVC double glazed window to the front aspect.

Open-Plan Lounge/Dining Room

15' 4" max x 13' 2" max (4.67m max x 4.01m max)

Door to walk-in under-stairs storage cupboard, radiator, television point, telephone point, UPVC double glazed full-height windows to the rear aspect, UPVC double glazed French doors opening to the rear garden.

First Floor Landing

Radiator, carpet flooring, doors opening to both bedrooms and the family bathroom.

Master Bedroom

10' 2" x 9' 11" (3.10m x 3.02m)

Wall mounted air conditioning unit, radiator, television point, carpet flooring, UPVC double glazed window overlooking the rear aspect, door opening to:

En Suite Shower Room

Suite comprising close coupled w.c, pedestal hand wash basin and shower enclosure with inset tiling and shower unit, tiled splash backs, radiator, tiled flooring, extractor fan.

Bedroom 2

13' 3" max narrowing to 9' 6" min x 13' 4" (4.04m max narrowing to 2.90m min x 4.06m)

Built-in storage cupboard, radiator, television point, carpet flooring, two UPVC double glazed windows overlooking the front aspect.

Family Bathroom

6' 8" x 6' 2" (2.03m x 1.88m)

Suite comprising close coupled w.c, pedestal hand wash basin and panelled bath with shower screen and electric shower over, tiled splash backs and surrounds, radiator, tiled flooring, extractor fan.

Outside

To the front of the property, there is a small attractive landscaped front garden with a pathway leading to the main entrance door with a storm canopy and courtesy light.

The fully enclosed rear garden has also been landscaped, boasting a lawned garden area with a paved patio seating area, pathways, raised planter boxes, garden storage shed and rear access gate.

The property also benefits from two allocated off-road parking spaces, located at the front.

Location

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads is also only about an hour away. Swaffham boasts ample free parking and is on an excellent bus route. The town has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. There are also schooling facilities for all ages, sport and leisure facilities and on the outskirts, a popular golf club. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit and at the next mini roundabout, continue straight over. Proceed south out of town along London Street, which merges onto Brandon Road. At the round-a-bout, take the first exit onto Redland Road and at the t-junction, turn left onto Kendle Road bearing around to the right. Take the first right hand turn on Blackberry Way and then right again into the parking area, where the property will be found on the right hand side, identified by our William H Brown "For Sale" board.



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welcome to

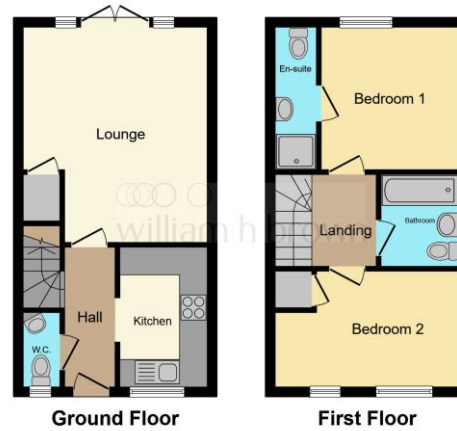
Blackberry Way, Swaffham

- Beautifully presented 2 double bedroom mid-terraced house
- Landscaped rear garden and two off-road parking spaces
- En suite shower room and separate bathroom
- Modern fitted kitchen
- Open-plan lounge/dining room with French doors to the rear garden
- Ground floor w.c

Tenure: Freehold EPC Rating: B

offers in excess of

£210,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110125 - 0004

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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk