



Blackberry Way, Swaffham, PE37 8GH

welcome to

Blackberry Way, Swaffham

>> FIRST TIME BUYER ALERT! A 2 double bedroom semi-detached home, completed in 2015 and superbly presented with a straight move in feel! Located within easy reach of local amenities, the property boasts a modern fitted kitchen, en suite shower room, allocated off-road parking, gardens and more...



Accommodation

Composite part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, radiator, wood effect laminate flooring, door opening to the sitting/dining room, doorway opening to the kitchen, further door opening to:

Ground Floor W.C

Suite comprising low level and hand wash basin, radiator, UPVC double glazed window to the front aspect.

Kitchen

9' 11" x 6' 9" (3.02m x 2.06m)

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

Sitting / Dining Room

15' 6" x 13' (4.72m x 3.96m)

Under-stairs storage cupboard, radiator, television point, carpet flooring, UPVC double glazed French doors opening to the rear garden.

First Floor Landing

Radiator, loft access, carpet flooring, doors opening to all bedrooms and the family bathroom.

Master Bedroom

10' 2" x 9' 9" (3.10m x 2.97m)

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the rear aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, hand wash basin and

shower enclosure with wall mounted mains connected shower unit and tiling, decorative tiled splash backs, heated towel rail, extractor fan.

Bedroom 2

13' max x 8' 3" (3.96m max x 2.51m)

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

Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with shower screen and shower attachment over, tiled splash backs and surrounds, heated towel rail, shaver point, extractor fan.

Outside

To the front of the property there is a small stocked garden area with a pathway leading to the main entrance door. The remainder of the area to the front/side of the property has been gravelled for hard-standing.

Gated side access leads into the rear garden, which is laid mainly to lawn with a paved patio seating area, outside tap, external power socket and retaining fencing.

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 are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. 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 L Street, passing Morrisons Daily and at the traffic lights, turn right. Continue to the mini round-a-bout and take the first exit onto London Street. Proceed to the next mini round-a-bout and continue straight over. Proceed south out of town and continue past the High School and towards the roundabout. At the roundabout, take the first exit onto Redland Road and at the junction, turn right onto Kendle Road. Follow the road around and take the left hand turn onto Blackberry Way. The property will be found on the right hand side, identified by our 'For Sale' board.



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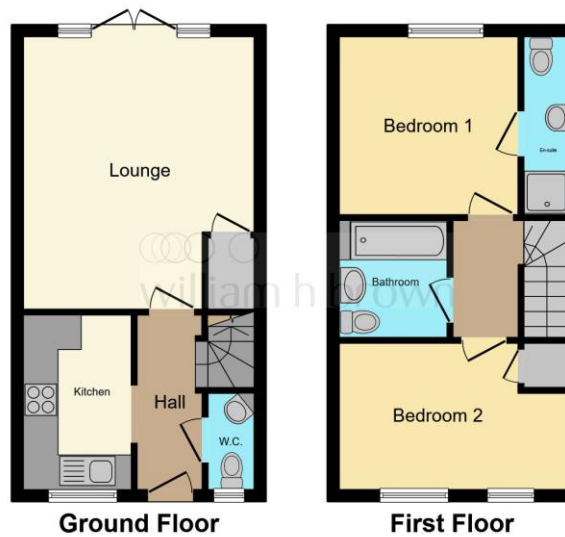
- Modern 2 double bedroom semi-detached house
- Front and rear gardens
- Allocated off-road parking for two vehicles
- En suite shower room and separate family bathroom
- Contemporary fitted kitchen and ground floor w.c

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

£190,000



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:
SFM110321 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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