

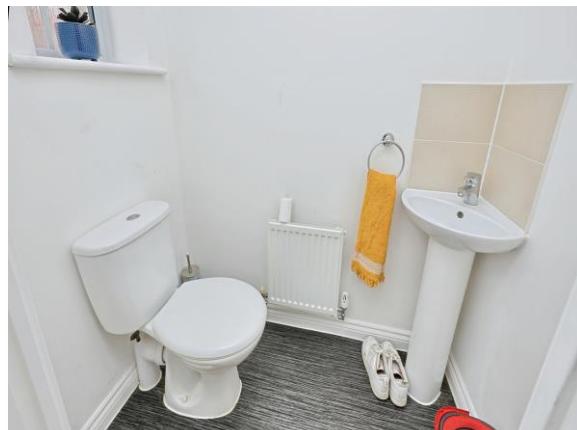


**Blackberry Way, Swaffham, PE37 8GH**

**welcome to**

## **Blackberry Way, Swaffham**

>> FIRST TIME BUYER ALERT! A 2 double bedroom semi-detached home, completed in 2015 and well-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**

Radiator, wood effect laminate flooring, staircase rising to first floor landing

**Ground Floor W.C**

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

**Kitchen**

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

A 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 a dishwasher or tumble dryer, concealed gas fired central heating boiler, wood effect laminate flooring, UPVC double glazed window to the front aspect.

**Lounge**

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**

Access to loft space, radiator, carpet flooring, doors to all rooms.

**Bedroom 1**

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 an allocated parking area, a small stocked garden with shrubs and plants, a path leading to the front entrance door.

Gated access to the side leads to the rear of the property with an ideal storage area to the side. This leads on to the rear garden which is laid to lawn with a paved patio seating area, a timber garden storage shed, outside tap and external power socket, enclosed in the main by panel fencing and decorative slate borders.

**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.



**view this property online** [williamhbrown.co.uk/Property/SFM110553](http://williamhbrown.co.uk/Property/SFM110553)



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## Blackberry Way, Swaffham

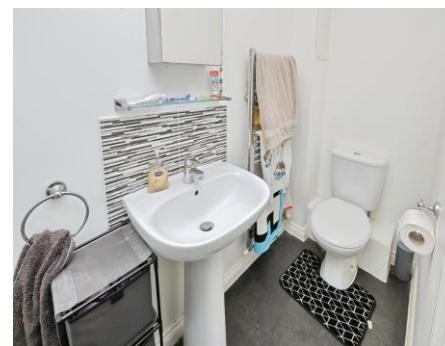
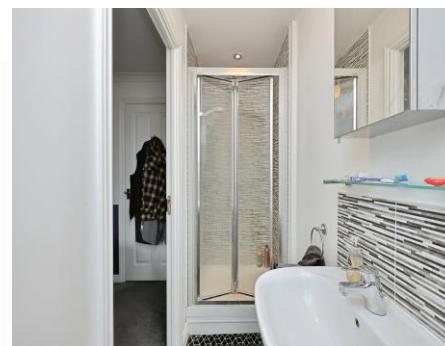
- Modern 2 double bedroom semi-detached house
- Front and rear gardens
- Allocated off-road parking for two vehicles
- En suite shower room and separate family bathroom
- Contemporary fitted kitchen and ground floor w.c

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

**£200,000**



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### directions to this property:

From the William H Brown Swaffham office, proceed along Lynn 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 T-junction, turn right onto Kindle 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.



Please note the marker reflects the postcode not the actual property



Property Ref:  
SFM110553 - 0005

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.

 william h brown



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[williamhbrown.co.uk](http://williamhbrown.co.uk)