



Blackberry Way, Swaffham, PE37 8GH

welcome to

Blackberry Way, Swaffham

A modern 3 bedroom mid terrace house with parking, en suite and ground floor cloakroom, low maintenance gardens, gas fired central heating and more!!



Accommodation

Composite part glazed external entrance door to front aspect with storm porch over and external lighting.

Entrance Hall

LVT would effect flooring, radiator, under stairs walk in cupboard and further shoe storage cupboard, carpeted stairs over rising to first floor. Internal doors opening to all ground floor rooms.

Cloakroom

Pedestal hand basin with mixer tap, tiled splashback, close coupled low-level WC, extractor fan radiator, wood effect LVT flooring.

Lounge

15' 6" x 12' (4.72m x 3.66m)

TV point, radiator, fitted carpet, UPVC glazed French doors with glazed side panels opening to rear gardens.

Kitchen

11' 3" x 10' 1" Min extending to 12' 1" Max into recess (3.43m x 3.07m Min extending to 3.68m Max into recess)
Boasting a comprehensive range of wall and floor mounted kitchen units with contrasting work surfaces over, tiled splash backs, stainless steel sink unit with mixer tap over, electric oven with gas hob and stainless steel splashback, extractor hood over, integrated fridge freezer, space and plumbing for washing machine, space for bistro table and chairs,. LVT wood effect flooring, UPVC double glazed window to front aspect.

First Floor Landing

Carpeted flooring, access to boarded loft storage area, internal doors opening to all first floor rooms.

Bedroom 1

11' 1" max x 12' Max extending to 9' 9" (3.38m max x 3.66m Max extending to 2.97m)
Fitted recessed storage wardrobes, fitted carpet, radiator, UPVC double glazed window overlooking front aspect, door opening to:

En Suite Shower Room

Shower cubicle with tiling and electric shower unit, pedestal hand wash basin with mixer tap, low-level close coupled WC, radiator, extractor fan, vinyl flooring, UPVC double glazed obscure glass window two front aspect,

Bedroom 2

12' 2" narrowing to 11' 1" x 6' 7" (3.71m narrowing to 3.38m x 2.01m)

Radiator, fitted carpet, UPVC double glazed window over looking rear aspect,

Bedroom 3

10' 11" x 8' 8" (3.33m x 2.64m)

Radiator, fitted carpets, UPVC double glazed window to rear aspect.

Family Bathroom

Comprising low-level WC, panelled bath with shower attachment and mixer tap, pedestal hand wash basin with mixer tap, vinyl flooring, extractor fan, radiator, tiled flooring.

Outside

To the front of the property there is a small low maintenance border area and an open aspect looking away from the property across the communal parking which has two spaces allocated for this property.

Rear garden is fully closed laid mainly to lawn, patio area, gated rear access.

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 C.

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



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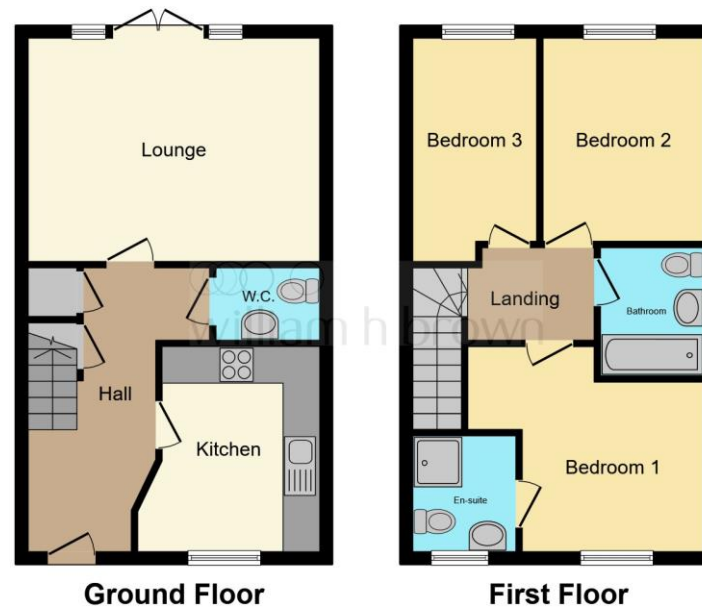


welcome to Blackberry Way, Swaffham

- 3 Bedroom Mid-Terrace House
- Available With Remainder Of NHBC Guarantee
- Well Presented Throughout
- Master Bedroom with En Suite
- Large Kitchen/Dining Room

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£230,000



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



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Property Ref:
SFM110610 - 0005

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