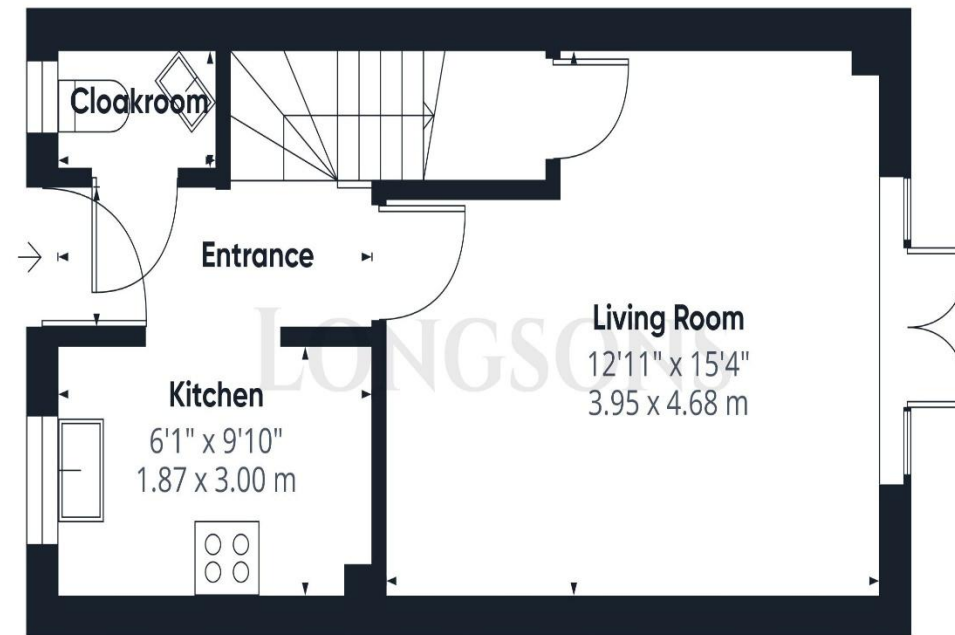
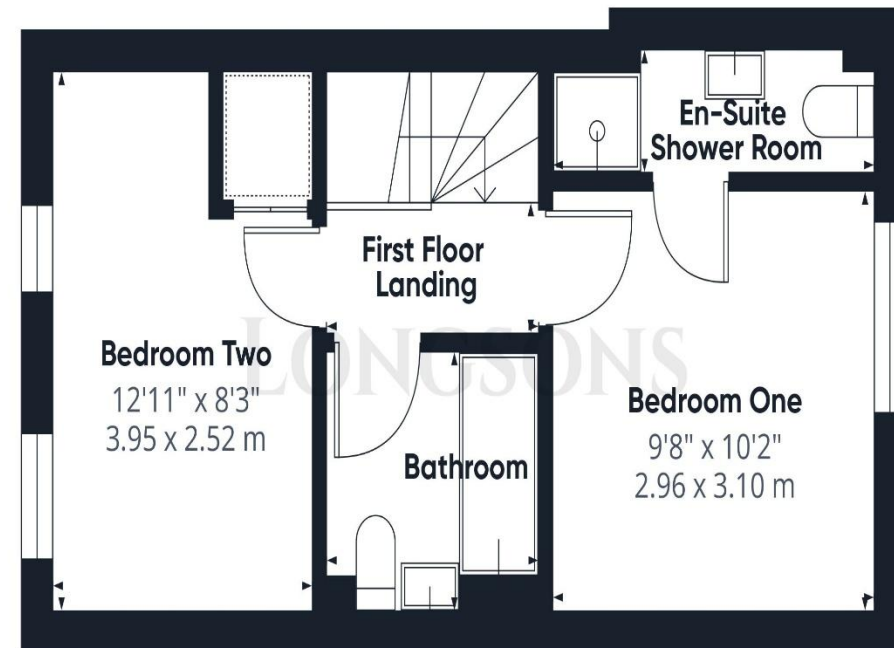




Floor 0



Floor 1



Blackberry Way, Swaffham, PE37 8GH

Ideal for first time buyers, well presented two bedroom semi-detached house located on a popular development in Swaffham, the property has lots to offer including a well equipped kitchen, spacious living room, enclosed rear garden, two double bedrooms, en-suite shower room, and off-road parking.

Offers in Excess of £200,000 Freehold





Situated on a popular development in the market town of Swaffham, Longsons are delighted to bring to the market this well presented two bedroom semi-detached house. The property offers a well equipped kitchen, spacious living room, downstairs cloakroom, en-suite shower room, family bathroom, garden, off road parking as well as gas central heating and UPVC double glazing throughout.

Viewing recommended, ideal for first time buyers!

Briefly the property offers entrance, cloakroom, kitchen, living room, two bedrooms, en-suite shower room, family bathroom, loft, garden, off-road parking as well as gas central heating and UPVC double glazing.

Swaffham
Swaffham, situated in the heart of Norfolk, is a sought-after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well-served, offering amenities like a Waitrose,

Tesco and other supermarkets, a fantastic Saturday market, three doctors' surgeries, abundant free parking, as well as three primary schools and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

Entrance

Composite front door, Open plan access to the kitchen, living room, cloakroom, first floor stairs as well as a radiator.

Cloakroom

WC, corner hand washbasin with tiled splashback, radiator and obscured UPVC double glazed window to front.

Kitchen

9'10" (3m) x 6'1" (1.85m)

Fitted cabinets to floor and wall with laminate worktop over, integrated electric oven, integrated electric hob with extractor hood over, inset stainless sink one and half bowl sink unit with mixer tap and integrated drainer, space and plumbing for dishwasher and washing machine, space for upright fridge/freezer, wall mounted gas combination boiler, UPVC double glazed window to front.

Living Room

15'4" (4.67m) x 12'11" (3.94m)

Ample space for both living room and dining room furniture, understairs storage cupboard, radiator and UPVC double glazed French doors to the rear garden.

First Floor Landing

Loft access and a radiator.

Bedroom One

10'2" (3.1m) x 9'8" (2.95m)

Radiator, UPVC double glazed window to rear, access to en-suite shower room.

En-Suite Shower Room

Walk-in shower, hand washbasin, WC, ceiling mounted extractor and chrome towel radiator.

Bedroom Two

12'11" (3.94m) x 8'3" (2.51m)

Radiator, two UPVC double glazed windows to the front, built-in over stairs wardrobe.

Bathroom

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

Acrylic bath with hand held shower over, glass screen and tiled splashback, hand washbasin, WC, chrome towel radiator and ceiling mounted extractor fan.

Front of Property

The front of the property provides established shrubs and plants, outside lighting, outside electric box for power, side access to rear garden and off road parking for two vehicles.

Rear Garden

Laid to lawn with decorative slate chippings and fencing to perimeter,

concrete slabbed patio area providing ample space for furniture, a wooden shed with space for undercounter fridge/freezer as well as tumble dryer, outside lighting and outside tap.

Agent's Note

EPC rating C77 (Full copy available on request)

Council tax band B (Own enquiries should be made 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.

- Two Double Bedrooms
- Popular Development Location
- Garden and Off-road Parking
- Energy Efficiency Rating C77
- Gas Central Heating and UPVC Double Glazing
- Ideal for First Time Buyers

