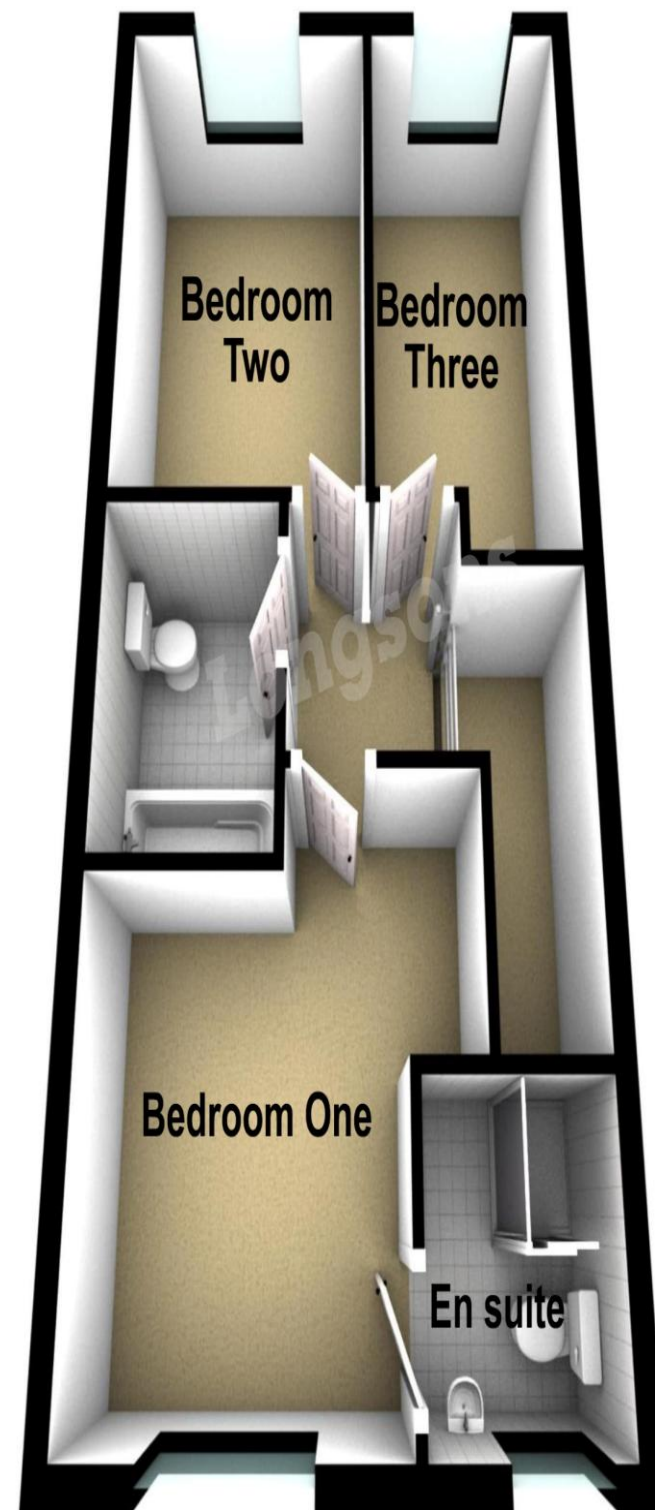


Ground Floor



First Floor



28 Blackberry Way, Swaffham, PE37 8GH

Modern, very well presented three bedroom terrace house with en-suite, enclosed rear garden and allocated parking. Situated on the outskirts of Swaffham with easy access to the A47 & A1065.

Available late August!

Price £1,100 pcm To Let



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>

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Bathroom

White suite comprising bath with mixer shower over and shower screen, wash basin, WC, tiles to floor, extractor fan, radiator.

Outside - Front

Small front garden laid to wood chippings, path to front door, two allocated parking spaces.

All photographs are provided for guidance only.

Rear Garden

Low maintenance rear garden laid to realistic artificial lawn, paved patio seating area, path to rear with gated access to rear, garden wall to rear perimeter, wooden fence to side perimeter.

Agents Note

EPC rating B83 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

Please note photographs are from our original advertisement pre-tenancy commencement in 2020, the property is now unfurnished.

- Modern Terrace
- Very Well Presented
- Three Bedrooms
- Allocated Parking
- Available Late August

Situated on the outskirts of Swaffham with easy access to the A47 & A1065 we are pleased to offer for rent this modern, very well presented three bedroom terrace house with en-suite, enclosed rear garden and allocated parking.

Available late August!

Restrictions
No smokers or pets. Older children considered.

SWAFFHAM
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

Entrance Hall

Composite double glazed entrance door to front, stairs to first floor, understairs storage cupboard, tiles to floor.

Living Room

15'6" (4.72m) x 12'2" (3.71m)

French doors opening to rear garden with full length UPVC double glazed windows either side, radiator.

kitchen/Breakfast Room

11'3" (3.43m) Max x 10'2" (3.1m) Max

Range of modern fitted kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integral Zanussi electric oven with Zanussi ceramic hob and Zanussi extractor hood over, integral fridge/freezer, integral washing machine, integral dishwasher, UPVC double glazed window to front, tiles to floor, radiator.

Cloakroom

Hand washbasin, WC, tiled splashback, tiles to floor, radiator.

Stairs & Landing

Loft access, radiator.

Bedroom One

9'9" (2.97m) x 9'3" (2.82m)

Built-in wardrobe with sliding mirrored doors, UPVC double glazed window to front, radiator, door to en-suite shower room.

En-suite Shower Room

Suite comprising shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to front, tiled splashback, tiles to floor, radiator.

Bedroom Two

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

UPVC double glazed window to rear, radiator

Bedroom Three

12'3" (3.73m) Max x 6'8" (2.03m)

UPVC double glazed window to rear, radiator.

