



## Blackberry Way, Swaffham, PE37 8GH

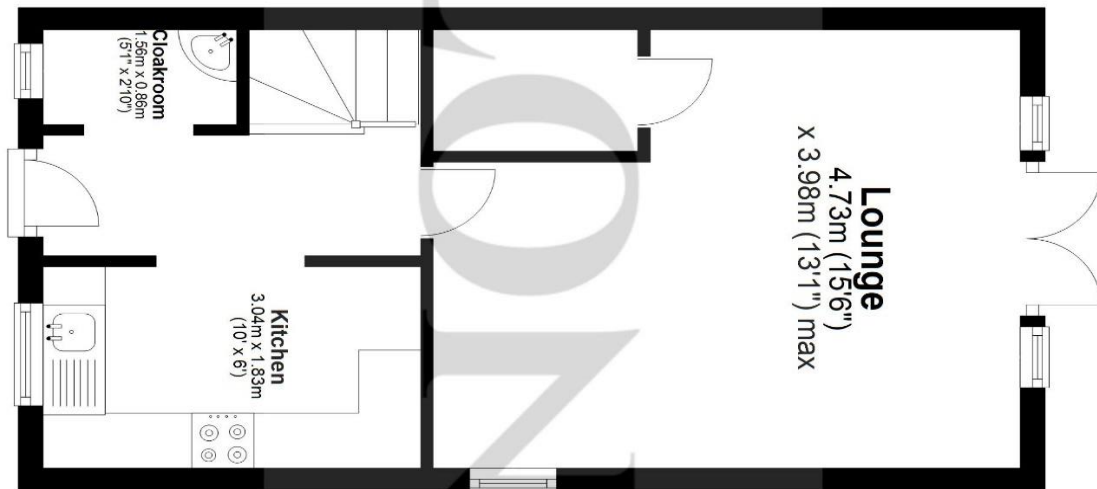
Well presented, modern two bedroom end terrace house situated on the popular Redlands estate. The property offers modern kitchen, cloakroom with sink and worktop, en suite shower room to bedroom one, enclosed rear garden, allocated parking, gas central heating and UPVC double glazing.

**Offers over £190,000 Freehold**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
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### Ground Floor

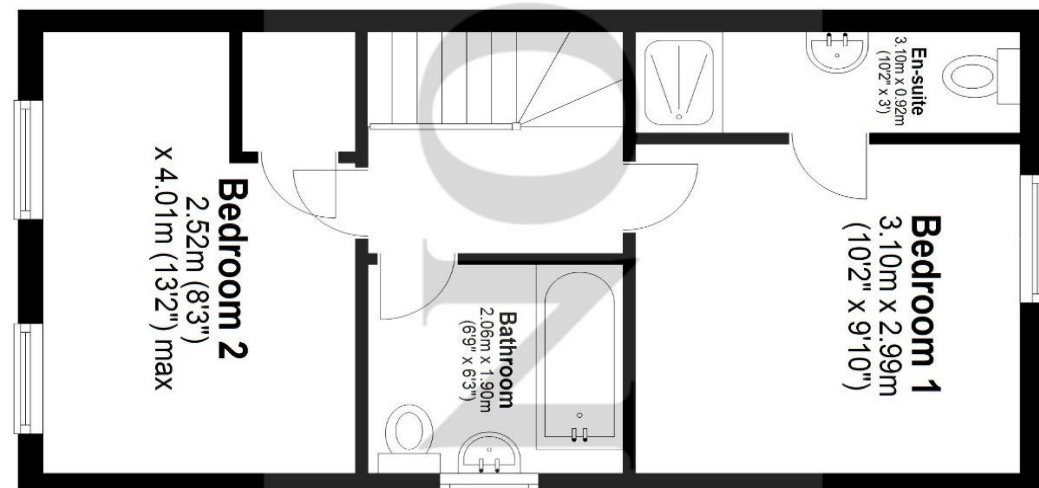
Approx. 31.3 sq. metres (337.3 sq. feet)



**Total area: approx. 62.9 sq. metres (677.0 sq. feet)**

### First Floor

Approx. 31.6 sq. metres (339.7 sq. feet)







**Bedroom Two**  
**8'3" (2.51m) Max x 13'2" (4.01m) Max**

Two UPVC double glazed windows to front aspect, built in cupboard, radiator.

**Bathroom**

Bathroom suite comprising bath, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to side aspect, towel radiator, extractor fan.

**Outside Front**

Low maintenance front garden laid to shingle, raised flower beds, pathway to front door.

**Rear Garden**

Rear garden laid to lawn, paved patio seating area, decked area with pergola, outside light, outside tap, wooden garden shed, fence and brick wall to perimeter, gated access to side.

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.

- Modern End Terrace House
- Two Bedrooms
- En Suite Shower Room
- Kitchen & Cloakroom
- Allocated Parking
- Front & Rear Gardens
- Edge of Town Location
- Gas Central Heating

Situated on the popular Redlands estate on the edge of Swaffham, Longsons are delighted to bring to the market this well presented, two bedroom end terrace house. The property offers modern kitchen, cloakroom with sink and worktop, en suite shower room to bedroom one, enclosed rear garden, allocated parking, gas central heating and UPVC double glazing.

Viewing highly advised!

Briefly, the property offers entrance hall, lounge/dining room, kitchen, cloakroom, two bedrooms, en suite shower room, bathroom, gardens, parking, gas central heating and UPVC double glazing.

**SWAFFHAM**  
Swaffham is a popular Norfolk market Town with a wide range of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, along with an excellent Saturday Market, three doctors surgery's. Free parking throughout the town and also primary, secondary and higher

schools. There is easy access to the A47 with King's Lynn approx 15 miles and approx 30 miles to the city of Norwich. An excellent bus services to local villages and surrounding towns and cities.

**Entrance Hall**

Composite entrance door to front, stairs to first floor, radiator, opening to kitchen.

**Kitchen**  
**10'0" (3.05m) x 6'0" (1.83m)**

Fitted kitchen units to wall and floor, worksurface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall upright fridge/freezer, integrated electric oven with gas hob and extractor hood over, UPVC double glazed window to front aspect, extractor fan.

**Lounge/ Dining Room**  
**15'6" (4.72m) Max x 13'1" (3.99m) Max**

UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to rear and side aspects, radiator, under stairs storage cupboard.

**Cloakroom**

Wash basin, obscure glass UPVC double glazed window to front aspect, radiator, extractor fan.

**Stairs & Landing**

Loft access, radiator.

**Bedroom One**  
**10'2" (3.1m) x 9'10" (3m)**

UPVC double glazed window to rear aspect, radiator, door to en suite shower room.

**En Suite Shower Room**

Shower cubicle, wash basin, WC, tiled splashback, towel radiator, extractor fan.

