

# Coming Soon!

**LONGSONS**

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

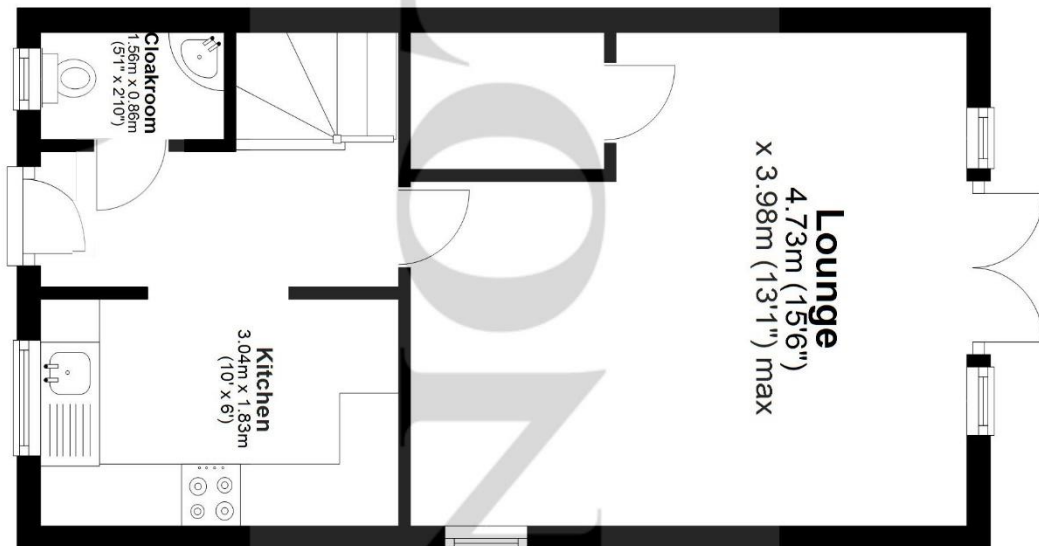
Newly decorated modern two bedroom end terrace house situated on the popular Redlands estate. The property offers modern kitchen, cloakroom, en suite shower room to bedroom one, enclosed rear garden, allocated parking, gas central heating and UPVC double glazing.

**Price £950 pcm To Let**

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

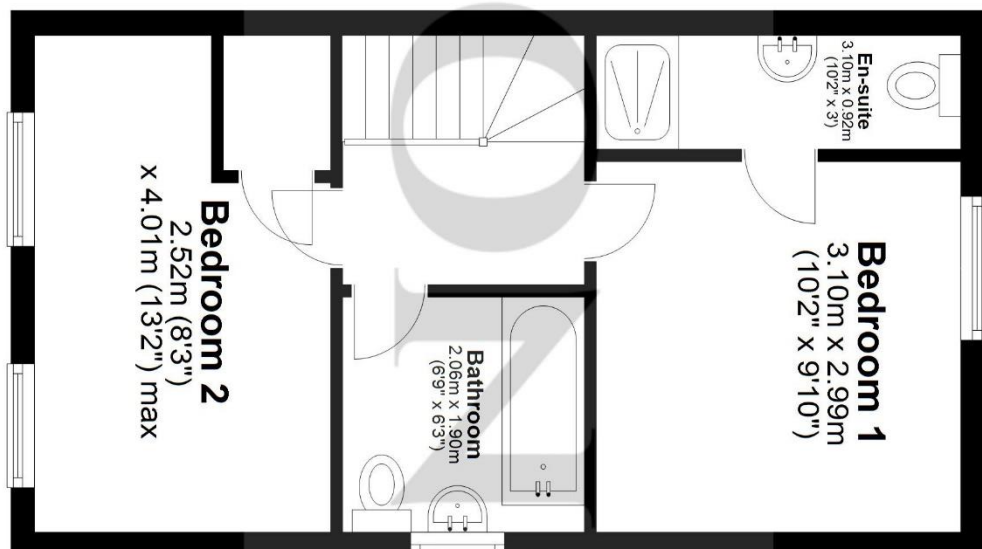
## Ground Floor

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



## First Floor

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



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

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee.  
Plan produced using PlanUp.



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

Further photographs to  
follow shortly.

LONGSONS

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

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.

Restrictions- No Pets, No Smokers, No Decoration.

Energy Rating- B

#### 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

WC, 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.

#### 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.

All photographs are 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

