



20 Blackberry Way, Swaffham

In Excess of £290,000

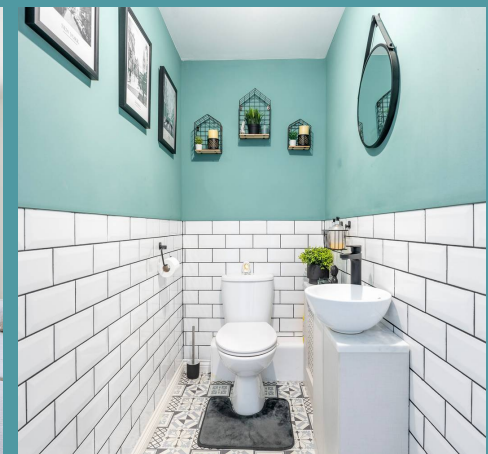
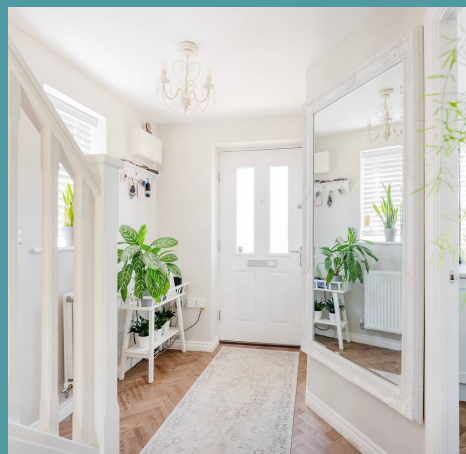
20 Blackberry Way

Swaffham

A beautifully appointed three-story home with high-end finishes evident throughout the entirety of the property. The stylish interior features a welcoming hallway with LVT herringbone flooring, a modern shaker-style kitchen and a spacious sitting room with fitted media wall and French doors leading to a landscaped garden. Upstairs, four bedrooms, including a primary bedroom with an ensuite and built-in wardrobes, provide ample space for relaxation and privacy. The home also boasts a variety of bathrooms, including an ensuite shower room, an additional shower room and a mid-floor bathroom. Outside, the landscaped garden and 3-allocated parking spaces offer a peaceful and convenient outdoor environment.

LOCATION

Ideally situated in the town of Swaffham, with a prime location near the Swaffham Rugby Club. It's a perfect choice for families, as it enjoys a great catchment area for the local schools. This charming residence provides the convenience of having a wide range of amenities right at your doorstep, including well-known grocery stores like Waitrose and ASDA. Moreover, the town's social scene is enriched by the nearby Red Lion and White Hart pubs, where you can enjoy delicious food and enjoy socialising with friends. Commuters will appreciate the easy access to the A47, allowing swift journeys to key destinations such as Dereham and Norwich to the east or Kings Lynn to the west. This central location in Swaffham offers the best of both worlds.





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BLACKBERRY WAY

Entering, you are greeted by a welcoming hallway featuring LVT herringbone flooring that effortlessly connects to all ground floor rooms. The tastefully designed kitchen boasts a shaker-style concept with Quartz countertops, monochrome fixtures and integrated appliances, creating a space that is as functional as it is stylish.

The spacious sitting room, featuring a modern fitted media wall, is bathed in natural light streaming through the French doors, offering a serene view of the landscaped garden. Complete with a ground floor WC and a variety of bathrooms upstairs, including an ensuite shower room, an additional shower room, and a mid-floor bathroom.



Ascending to the upper levels, you will find a total of four bedrooms, each exuding its own character and purpose. Amongst them, a secondary bedroom features a Juliet balcony, while the primary bedroom boasts an ensuite bathroom and built-in wardrobes, ensuring ample storage space for your personal belongings. The entire home is equipped with fitted blinds for added privacy and light control.

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Outside, the landscaped garden beckons for relaxation, with a manicured lawn, paved seating areas and enclosed fencing creating a secluded outdoor space. You will also benefit from three allocated off-road parking spaces, ensuring hassle-free parking for you and your visitors.

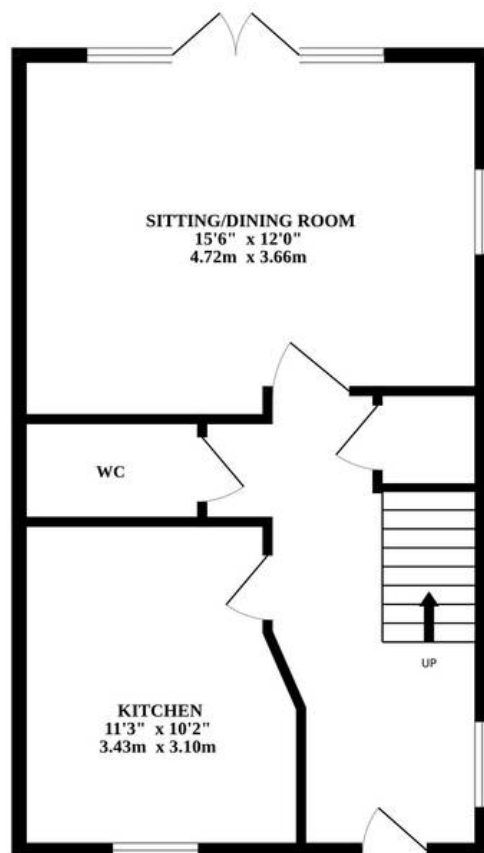
AGENTS NOTE

We understand this property will be sold freehold, connected to all mains services.

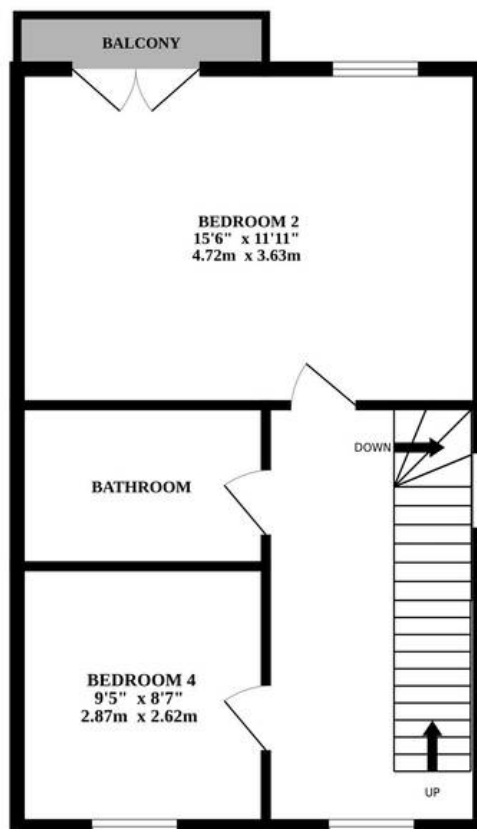
Council Tax Band - D



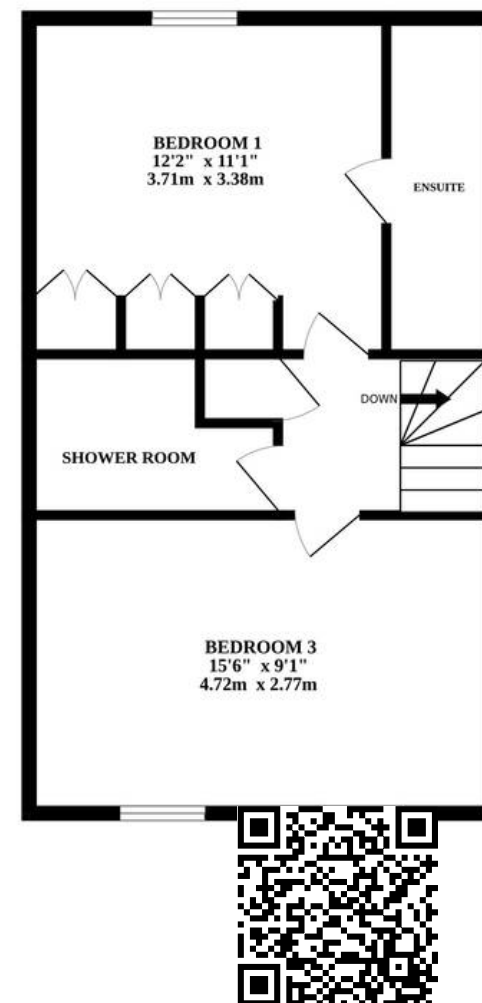
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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