



19 Blake Court, Swaffham

Swaffham



Minors & Brady

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Swaffham

Perfect for those seeking a home that is ready to move straight into without compromise, this newly refurbished maisonette in Swaffham offers a fresh, contemporary setting with thoughtful updates throughout. Offered chain free, the property features a bright living and dining room with French doors opening onto the garden, a newly fitted kitchen with modern cabinetry and integrated appliances, two well-proportioned bedrooms, and a stylish three-piece bathroom. A welcoming entrance hall with storage adds practicality on arrival, while a new central heating system and updated flooring provide a consistent finish throughout. Outside, the garden includes a patio seating area and lawn, alongside the convenience of one allocated off-road parking space, making this a well-balanced home suited to modern living.

Agents Notes

Leasehold.

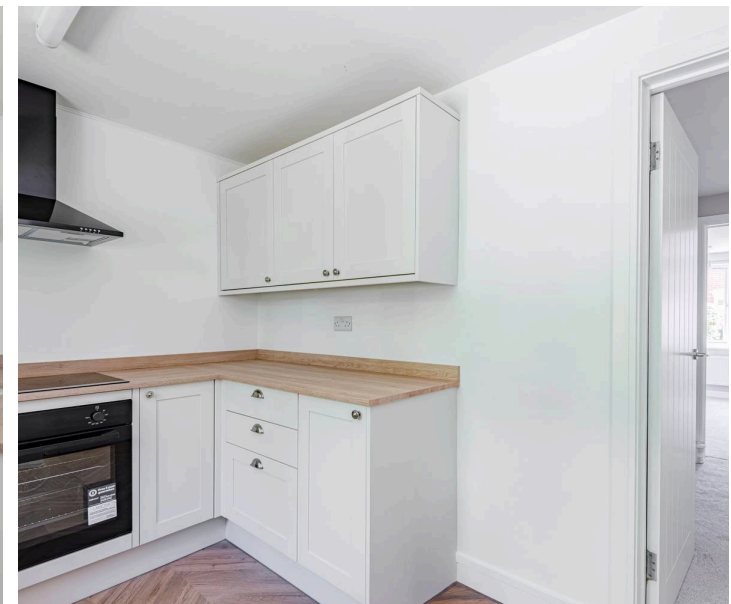
Management company: Places For People Living Limited.

Service charge: £94.88 pcm.

Connected to mains water, electricity, gas and drainage.

Gas central heating.

One allocated parking space (Minors & Brady are unable to verify the parking).



M&B

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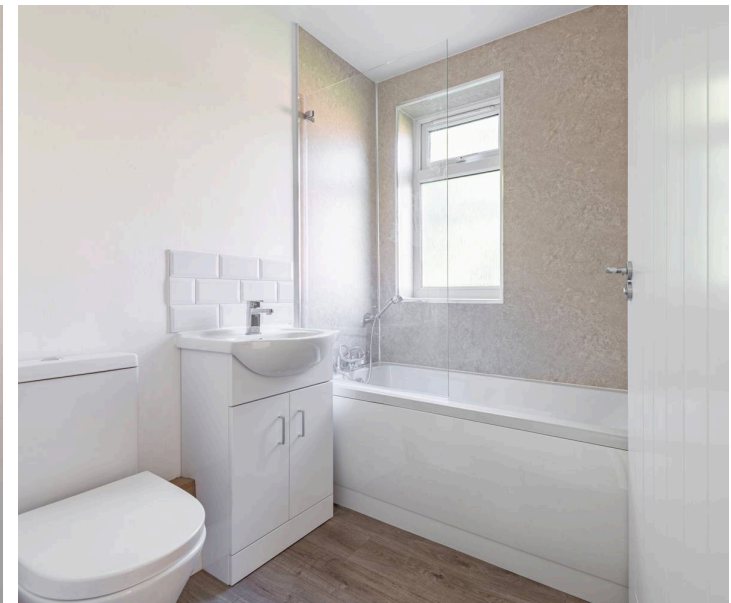
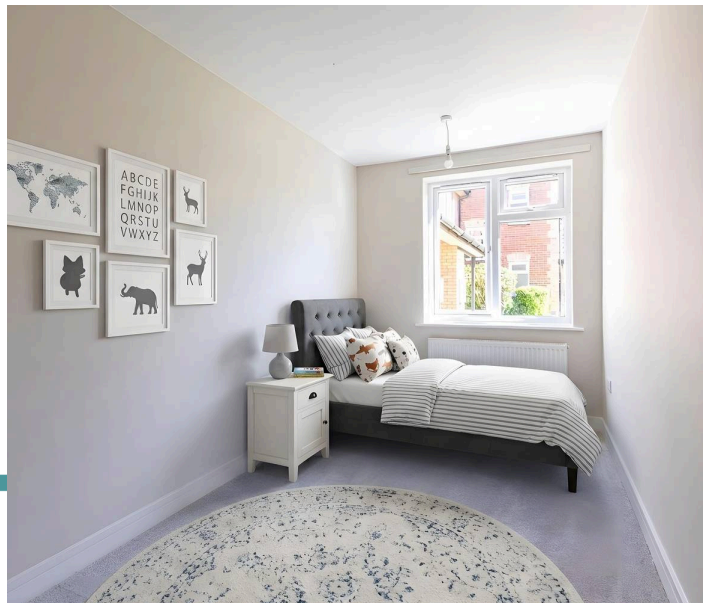
Blake Court sits just off Sandringham Way in Swaffham, a small Norfolk market town on the edge of the Breckland countryside. It's close enough to the town centre to be convenient, but far enough out that it feels more residential than busy, with open green edges and pockets of surrounding countryside within easy reach.

For day-to-day needs, Swaffham town centre is only a short walk or quick drive away and has a practical mix of independent shops, cafés and everyday services around the Market Place. There's also a regular street market, which is a longstanding feature of the town. Larger supermarket options include a Waitrose & Partners Swaffham in town, along with other mainstream supermarkets such as Aldi Swaffham and Tesco Superstore Swaffham, so most weekly shopping is straightforward without needing to travel far.

Schools are one of the stronger local features of this part of Swaffham. Very close by is Swaffham Church of England Primary Academy, which is within easy walking distance of Blake Court. For secondary education, The Nicholas Hamond Academy is also nearby and serves much of the town, meaning school runs are typically short and local.

Transport links are fairly simple but functional. The main A47 runs just outside the town, giving road access towards King's Lynn and Norwich, which are both around half an hour or so away by car depending on traffic. Bus services connect Swaffham with surrounding villages and nearby towns, and for rail travel the nearest stations are at King's Lynn and Downham Market.

M&B



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Offered chain free, this newly refurbished maisonette is set within the Norfolk town of Swaffham and has been updated throughout to a clean, contemporary standard.

A welcoming entrance hall sets a practical and well-organised first impression, with useful storage and a natural flow through the home. The living and dining room is bright and well proportioned, with French doors opening directly onto the garden, allowing natural light to move easily through the space and providing a straightforward connection to the outside.

The kitchen has been newly fitted and is finished with quality cabinetry, an integrated oven and dishwasher, and plumbing for a washing machine.

There are two bedrooms, both offering comfortable and flexible accommodation suited to a range of needs. The bathroom has been newly installed and features a three-piece suite with a simple, modern finish.

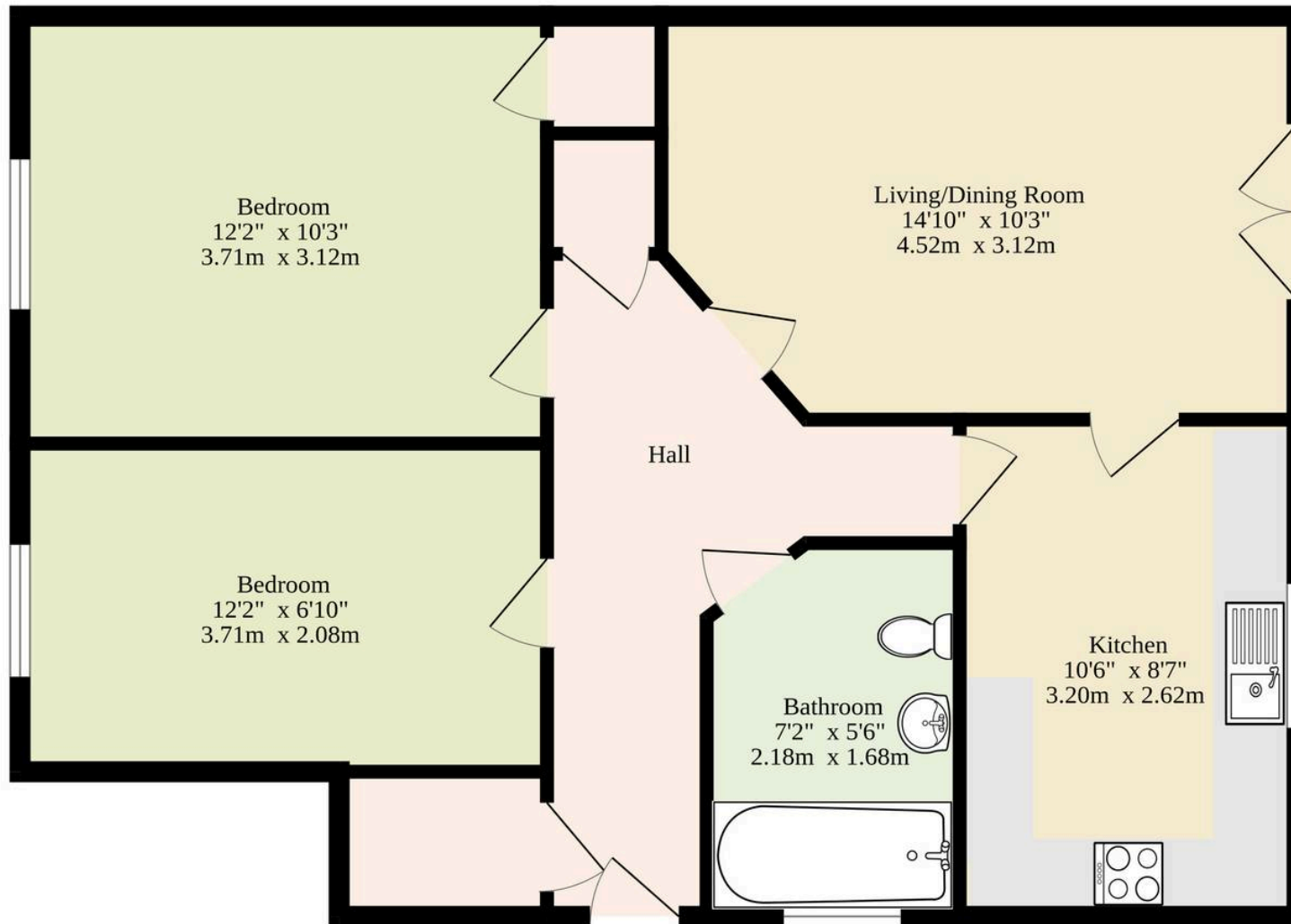
Externally, the garden provides a patio seating area alongside a lawn, offering a usable outdoor space for day-to-day enjoyment. The property also benefits from one allocated off-road parking space.

A well-presented home in a convenient Norfolk location, finished to a standard that allows for immediate occupation without further work required.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 sq.m.) approx.

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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Minors & Brady

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