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# King & Partners



28 Biffin Way  
Swaffham, PE37 8GR

£265,000

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# Biffin Way

Swaffham, PE37 8GR

Located in the charming market town of Swaffham, this modern 3 bedroom detached house offers contemporary living in a desirable setting. Boasting a well-designed layout and quality finishes throughout, the property provides an ideal family home with a perfect balance of style, comfort, and practicality. With gas central heating and UPVC double glazed windows, it promises warmth and energy efficiency all year round. Outside, the property benefits from a private garden, garage, and an additional parking space, completing this attractive package. Step inside the house to discover a spacious open plan living area that perfectly blends the kitchen, dining, and lounge spaces, ideal for both relaxing and entertaining guests. The modern kitchen is equipped with integrated appliances, including a fridge/freezer, oven, hob, and dishwasher, delivering a sleek and functional cooking environment. Natural light fills the room through large windows, enhancing the airy, welcoming atmosphere. The property features three well-proportioned bedrooms, each offering ample space and large windows that invite plenty of daylight. The master bedroom is a comfortable retreat, while the additional bedrooms provide flexibility for family members, guests, or even a home office. The contemporary bathroom, complete with a bath and separate WC, is tastefully finished with modern fixtures and fittings, ensuring convenience and style. Externally, the house benefits from a well-maintained garden that provides an excellent outdoor space for relaxation, alfresco dining, or play. The garage offers secure parking and additional storage, with a further allocated parking space available immediately outside the property, adding to the convenience for households with multiple vehicles. In summary, this beautiful modern detached home in Swaffham combines contemporary design with practical living spaces and excellent local amenities. Whether you're starting a family, looking for a stylish upgrade, or seeking a peaceful place to call home, this property is well worth a closer look. Don't miss the opportunity to own a wonderful house in this highly sought-after location.



UPVC Double Glazed Door To:

Entrance Hall

4' 2" x 6' 2" (1.27m x 1.88m) Radiator. Door to cloakroom. Tiled floor.

Cloakroom

5' 0" x 5' 7" (1.52m x 1.70m) UPVC double glazed window to front. Tiled floor. Wash hand basin. W.C. Radiator.

Kitchen Area

7' 3" x 6' 3" (2.21m x 1.91m) UPVC double glazed window to front. Fitted with a range of wall and base units with worktop over incorporating a stainless sink and drainer with mixer tap. Gas Hob with extractor hood. AEG oven & integrated microwave. Integrated fridge freezer. Integrated dishwasher. Tiled floor.

Living/Dining Room Room

17' 6" x 17' 0" (5.33m x 5.18m) Four panelled bifold doors to rear garden. Two radiators. Tiled floor. Staircase to first floor. Utility cupboard with space for washing machine. Television point.

Landing

Loft Hatch. Boiler Cupboard. . Doors to bedrooms and bathroom.

Bedroom 1

8' 11" x 10' 0" (2.72m x 3.05m) UPVC double glazed window to front. Radiator. Integrated wardrobe with sliding doors.

Bedroom 2

9' 0" x 8' 11" (2.74m x 2.72m) UPVC double glazed window to rear. Radiator. Built in wardrobe with sliding doors.

Bedroom 3

7' 11" x 7' 0" (2.41m x 2.13m) UPVC double glazed window to rear. Radiator.

Family Bathroom

7' 10" x 5' 5" (2.39m x 1.65m) Double glazed window to front. Panelled bath with rainfall shower and glass shower screen. Wash hand basin on vanity unit. Shaver point. Radiator. Tiled floor.

Rear Garden

Patio area. Path leading to the back gate with access to the garage. Raised deck area. Raised beds. Lawn area.

Garage

20' 0" x 10' 2" (6.10m x 3.10m) Power. Up & Over garage door. Parking in front of garage.

Front Of The Property

Small grassed area. Shrubs.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

