



LONGSONS

**Rix Place, Swaffham, PE37 8GD**

Available chain free, this spacious, well presented detached four bedroom house is situated on the outskirts of Swaffham. This fantastic property offers open plan kitchen/dining/family room, separate lounge, cloakroom with WC, en suite shower room, garage, gardens, parking and gas central heating!

**Price £350,000 Freehold**



**Bedroom Four**  
**7'4" (2.24m) x 7'2" (2.18m) Plus Recess**  
 UPVC double glazed window to side aspect, radiator.

**Bathroom**  
 Bathroom suite comprising; double ended bath with wall mounted water controls and centrally mounted water outlet, rainfall shower head over, retractable hand shower attachment and shower screen, wash basin, concealed cistern WC, towel radiator, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to side aspect.

**Garage**  
 Main up and over door to front, entrance door to side, electric, lights and power.

**Outside Front**  
 Small front garden laid to lawn, selection of shrubs and plants to borders, outside light, driveway to side providing off road parking, outside tap, gated access to rear garden.

**Rear Garden**  
 Enclosed rear garden laid to lawn, paved patio seating area, shrubs and plants to beds and borders, external electric power socket, garden wall to perimeter, gated access to side.

**Agent's Notes**  
 EPC rating B83 (Full copy available on request)  
 Council tax band D (Own enquiries should be made via Breckland District Council)

- Detached Family House
- Four Bedrooms
- Kitchen/Family/Dining Room
- Energy Efficiency Rating B83
- En-Suite, Family Bathroom and Cloakroom with WC
- Gardens, Garage & Parking
- Gas Central Heating
- CHAIN FREE!

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.

Situated on the outskirts of Swaffham, Longsons are delighted to bring to the sales market this spacious, well presented modern detached four bedroom house. This fantastic property offers open plan kitchen/dining/family room, separate lounge, cloakroom with WC, en suite shower room, garage, gardens, parking and gas central heating!

Briefly, the property offers entrance hall, open plan kitchen/dining/family room, lounge, cloakroom with WC, four bedrooms, en suite shower room to bedroom one, bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

**SWAFFHAM**  
 Swaffham, situated in the heart of Norfolk, is a sought-after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well-served, offering amenities like a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three doctors' surgeries, abundant free parking, as well three primary schools and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect

to nearby villages and surrounding towns and cities.

**Entrance Hall**  
 Composite entrance door to front, built in cupboard, porcelain tiles to floor, radiator.

**Open Plan Kitchen/Dining/Family Room**  
**16'8" (5.08m) x 22'4" (6.81m)**  
 Modern fitted kitchen units to wall and floor, worksurface over, stainless steel 1.5 bowl sink unit with mixer tap and drainer, island unit with breakfast bar and integrated gas hob with extractor hood over, integrated electric oven, integrated microwave/combi oven, integrated fridge/freezer, integrated dishwasher, built in utility cupboard with space and plumbing for washing machine, porcelain tiles to floor, UPVC double glazed bi-folding doors opening to rear garden, UPVC double glazed window to front aspect, stairs to first floor, two radiators.

**Lounge**  
**10'8" (3.25m) x 14'6" (4.42m)**  
 UPVC double glazed windows to front, rear and side aspects, radiator.

**Cloakroom**  
 Hand wash basin, concealed cistern WC, obscure glass UPVC double glazed window

to side aspect, porcelain tiles to floor, radiator.

**Stairs & Landing**  
 Built in cupboard housing gas combi central heating boiler, loft access, UPVC double glazed window to side aspect.

**Bedroom One**  
**13'7" (4.14m) x 12'5" (3.78m)**  
 Built in wardrobe with sliding doors, UPVC double glazed window to front aspect, radiator, door to en suite shower room.

**En Suite Shower Room**  
 Walk in double shower cubicle with rainfall shower head and separate hand shower attachment, wash basin, concealed cistern WC, towel radiator, obscure glass UPVC double glazed window to side aspect, tiled splashback.

**Bedroom Two**  
**9'1" (2.77m) x 11'1" (3.38m) Into Recess**  
 UPVC double glazed windows to rear aspect, radiator.

**Bedroom Three**  
**9'2" (2.79m) x 10'10" (3.3m) To Wardrobe**  
 Built in wardrobes, UPVC double glazed windows to rear and side aspects, radiator.

