



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

**welcome to**

## **Rix Place, Swaffham**

A well presented 4 bedroom detached modern home, located within this popular edge of town development. Offering a well-proportioned lounge with bi-fold doors to the landscaped rear garden, fully fitted kitchen with integrated appliances, ground floor w.c, utility room, en suite, parking & much more!

### **Accommodation:**

Composite part glazed external entrance door opening into:

### **Entrance Hall**

Staircase rising to the first floor landing, radiator, telephone point, tiled flooring, twin UPVC double glazed obscure glass side panels to the front aspect, doors opening to the kitchen/dining room and lounge, further door opening to:

### **Ground Floor W.C**

Suite comprising back to wall w.c and wall mounted hand wash basin, part tiled walls, radiator, tiled flooring, extractor fan.

### **Kitchen/ Dining Room**

14' 6" max narrowing to 12' 2" min x 11' ( 4.42m max narrowing to 3.71m min x 3.35m )  
A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces and upstands over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven, fitted gas hob with concealed cooker hood over, integrated dishwasher, integrated fridge-freezer, radiator, tiled flooring, inset ceiling spotlights, under-unit lighting, UPVC double glazed window to the front aspect, door opening to:

### **Utility Room**

6' 7" x 5' 7" ( 2.01m x 1.70m )  
A matching range of wall and floor mounted fitted kitchen units with work surfaces and upstands over, inset stainless steel sink unit with mixer tap, tiled splash backs, plumbing for washing machine, concealed gas fired central heating boiler, radiator, tiled flooring, UPVC part glazed external entrance door opening to the side aspect.

### **Lounge**

18' 4" x 12' 11" ( 5.59m x 3.94m )  
Door to under-stairs storage cupboard, decorative fire surround and hearth, two radiators, television point, wood effect LVT flooring, UPVC double glazed bi-fold doors opening to the rear garden.

### **First Floor Landing**

Airing cupboard, radiator, loft access, carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

### **Master Bedroom**

16' 3" max into door recess x 10' max extending to 8' 9" ( 4.95m max into door recess x 3.05m max extending to 2.67m )  
Built-in storage wardrobes, radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect, door opening to:

### **En Suite Shower Room**

Suite comprising back to wall w.c, wall mounted hand wash basin and walk-in shower cubicle with rainfall style showerhead and additional hand-held shower attachment, built-in storage cabinet, part tiled walls, heated towel rail, tiled flooring, extractor fan, UPVC double glazed obscure glass window overlooking the side aspect.

### **Bedroom 2**

10' x 9' 7" ( 3.05m x 2.92m )  
Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

### **Bedroom 3**

9' 5" x 7' 1" ( 2.87m x 2.16m )  
Radiator, carpet flooring, UPVC double glazed







window overlooking the rear aspect.

#### Bedroom 4

9' 5" x 7' 4" ( 2.87m x 2.24m )

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect.

#### Family Bathroom

7' 1" x 5' 6" ( 2.16m x 1.68m )

Suite comprising back to wall w.c, vanity hand wash basin with storage under and panelled bath with shower screen, rainfall style showerhead and additional hand-held shower attachment, part tiled walls, shaver point, heated towel rail, tiled flooring, extractor fan, UPVC double glazed obscure glass window overlooking the side aspect.

#### Outside

To the front of the property, there is an attractive, low maintenance garden with shrub beds and a pathway leads to the main entrance door. A side driveway provides tandem off-road parking and a gate gives access into the rear garden.

The fully enclosed rear garden has also been hard landscaped, for ease of maintenance, boasting a large L shaped paved patio seating area with timber Pergola, ideal for entertaining friends and family in the spring and summer evenings, together with an artificial lawn area, decked seating area with covered Pergola and retaining fencing. Glazed French style doors lead into the external home office (converted garage).

#### Home Office (Converted Garage)

15' x 9' 8" ( 4.57m x 2.95m )

This home office/studio has been converted from the former garage, offering a bright and airy space with a wall mounted electric radiator, power sockets, carpet flooring, UPVC double glazed French doors opening to the rear garden, access to garden storage room.

#### Location

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and is also on an excellent bus route. There is a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages, sport and leisure facilities and on the outskirts, a popular golf club. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

#### Council Tax Band

This property is Council Tax band D.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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## Rix Place, Swaffham

- Contemporary, energy efficient 4 bedroom detached house
- Enclosed, landscaped rear garden with external home office and off-road parking
- Large lounge with bi-fold doors to the rear garden
- Modern fitted kitchen/dining room with integrated appliances
- En suite shower room, family bathroom, ground floor w.c and utility room

Tenure: Freehold EPC Rating: B

offers in excess of

**£315,000**

### directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit and continue south out of town along London Street. At the next mini roundabout, proceed straight over and the road will merge onto Brandon Road; continue past the High School on the right and at the roundabout, turn left onto Redland Road. Take the right hand turn onto Kendle Road, proceed, taking the right hand turn



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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