



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

**welcome to**

**Rix Place, Swaffham**

A beautifully presented 4 double bedroom detached home, set within this popular development on the edge of Swaffham. Offering a designer fitted kitchen with integrated appliances, 2 reception rooms, en suite shower room & separate bathroom, garage and hard landscaped gardens!



**Accommodation:**

Composite part glazed external entrance door with front porch canopy

**Spacious Entrance Hall**

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, tiled flooring, doors opening to the study and utility room, opening to the kitchen / dining room and further door opening to:

**Lounge**

Radiator, television point, carpet flooring, UPVC double glazed bay window to the front aspect, further UPVC double glazed window to the rear aspect, door opening to:

**Kitchen / Dining Room**

Designer fitted kitchen with a range of wall and floor mounted fitted kitchen units with soft closing doors and work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, integrated eye-level electric double oven and built-in microwave, fitted gas hob with concealed cooker hood over, integrated dishwasher, integrated fridge-freezer, radiator, tiled flooring, inset ceiling spotlights, UPVC double glazed bi-fold doors opening to the rear garden.

**Utility Room**

A range of floor mounted fitted units with work surfaces over, inset single bowl stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, plumbing for washing machine, tiled flooring, door opening to:

**Ground Floor Cloakroom W.C**

Suite comprising back to wall w.c, wall mounted hand wash basin, part tiled walls, radiator, tiled flooring, UPVC double glazed obscure glass window to the side aspect.

**Study Room / Office**

Radiator, carpet flooring, UPVC double glazed window to the front aspect.

**First Floor Landing**

Double sized airing cupboard, radiator, carpet flooring, loft access, doors opening to all bedrooms and the family bathroom.

**Master Bedroom**

Space for triple wardrobes, radiator, carpet flooring, television point, UPVC double glazed bay window overlooking the front aspect, door opening to:

**En Suite Shower Room**

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

**Bedroom 2**

Built-in triple wardrobes, radiator, carpet flooring, television point, UPVC double glazed window overlooking the rear aspect.

**Bedroom 3**

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

**Bedroom 4**

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

**Family Bathroom**

Suite comprising back to wall w.c, hand wash basin with vanity storage unit below and panelled bath with rainfall style shower and additional hand-held shower attachment over, heated towel rail, part tiled walls, tiled flooring, inset ceiling spotlights, UPVC double glazed obscure glass window overlooking the side aspect.

**Outside**

The front of the property there is a longer than normal driveway providing off-road parking and access to the garage. The remainder of the front

garden boasts decorative granite slate chippings and planted shrub with a pathway leading to the front door.

The lovely rear garden boasts access from the driveway via a timber access gate, The garden is hard landscaped for ease of maintenance. Raised planters, a timber garden shed, external lighting, power sockets and a personal door opening to the garage complete the rest of the garden.

**Garage**

Up and over door to the front aspect, power and lighting connected.

**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 has 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 and sport and leisure facilities. 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 E.

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



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## Rix Place, Swaffham

- Immaculately presented 4 bedroom detached home
- Designer fitted kitchen/dining room with bi-fold doors
- En suite shower room, family bathroom & ground floor cloakroom w.c
- Utility room & separate study/office
- UPVC double glazed windows & gas fired central heating

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

**£395,000**



### directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street past McColls and at the traffic lights, turn right and continue south out of town along London Street. This road merges onto Brandon Road; proceed past the High School on the right and towards the roundabout. At the roundabout, take the first exit onto Redland Road and then take the second left hand turn into Kendle Road. Follow the road all the way to the end, continue to the end of the Kendle Road and Kendle Road bends round to the right, the property will be found on the right hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM109605 - 0002

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