



THE STORY OF
2 Rix Place
Swaffham, Norfolk

SOWERBYS



THE STORY OF

2 Rix Place

Swaffham, Norfolk
PE37 8GD

Well-Presented Four Bedroom Family Home

Within Easy Reach of Local
Schools and Amenities

Bright and Spacious Kitchen/Dining Area
with Bi-Folding Doors to Garden

Remaining Balance of NHBC Warranty

Large Dual Aspect Sitting Room

East Access to A47 and A11

Popular Development

SOWERBYS HOLT OFFICE

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Situated on a popular modern development in the market town of Swaffham, 2 Rix Place is a well-presented four-bedroom detached family home offering generous and versatile accommodation across two floors. With the benefit of the remaining NHBC warranty, this attractive home provides modern living in a convenient location, ideal for families, professionals and those seeking excellent access to local amenities and transport links.



The property has been thoughtfully designed to suit contemporary lifestyles, with bright and spacious living areas that balance everyday practicality with comfortable family living. At the heart of the home is a superb kitchen-dining space, creating an ideal environment for both day-to-day family life and entertaining. Bi-folding doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living during the warmer months and allowing natural light to flood the space.



Complementing the kitchen is a substantial dual-aspect sitting room, providing a welcoming setting for relaxation and offering plenty of space for the whole family to enjoy. The ground floor also benefits from a useful study/home office, perfectly suited to those working remotely, together with a utility area and cloakroom, adding further convenience to the layout.



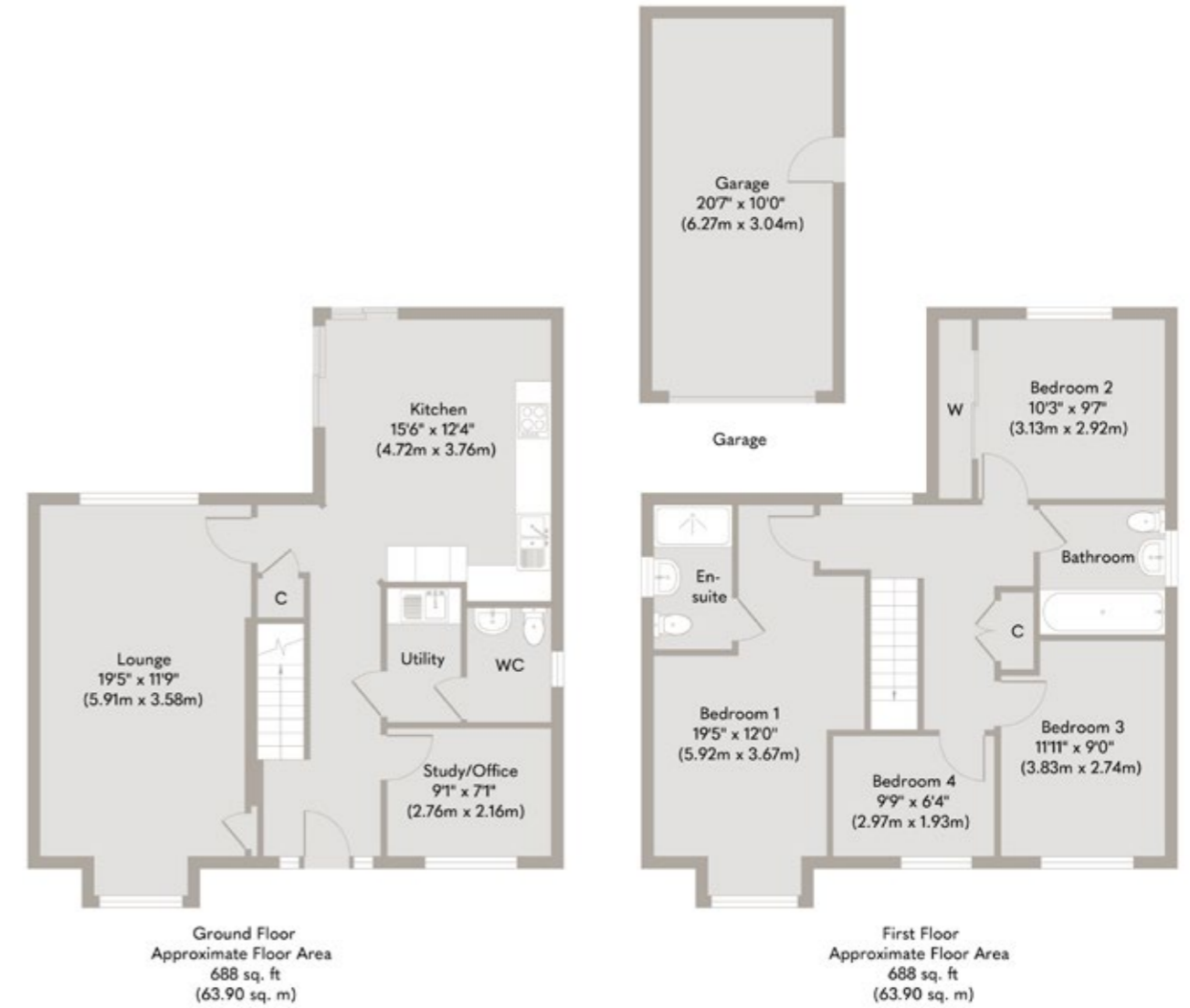
Upstairs, the property offers four well-proportioned bedrooms, including a generous principal bedroom complete with en-suite shower room. The remaining bedrooms provide flexible accommodation for growing families, guest rooms, home working or hobby spaces, all served by a modern family bathroom.



Externally, the property benefits from a detached garage and driveway parking, while the enclosed rear garden offers a private outdoor space for families, children and entertaining alike.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Swaffham

AN HISTORIC MARKET TOWN
WITH A LINK TO EGYPT...

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

There's also a town museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



Note from Sowerbys



“The enclosed rear garden provides a private and secure outdoor retreat, offering ample space for children to play, summer entertaining and relaxed family enjoyment.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 8703-1945-0339-9797-6133

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///choppers.wager.brave

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SOWERBYS

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