



5 Rix Place, Swaffham
£350,000

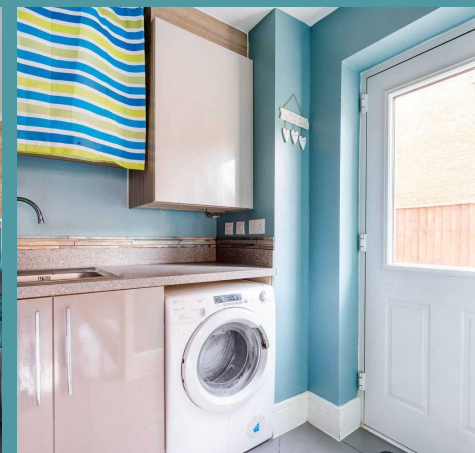
5 Rix Place

Swaffham

This beautifully presented 4-bedroom detached family home, built by Avant Homes in 2018, is now on the market with the remainder of a 10-year NHBC guarantee. Upon entry, you'll find a spacious hall leading to a contemporary layout that includes a well-equipped kitchen/dining room and a generous lounge with bi-fold doors to the landscaped rear garden. The upper floor features a master bedroom with built-in wardrobes and an en suite, along with three additional bedrooms and a modern family bathroom. Outside, the property boasts beautifully landscaped gardens, a driveway for tandem off-road parking, and a converted garage that serves as a home office. The hard-landscaped outdoor space includes an L-shaped patio and a decked area, ideal for entertaining.

The Location

Ideally situated in the town of Swaffham, with a prime location near the Swaffham Rugby Club. It's a perfect choice for families, as it enjoys a great catchment area for the local schools. This charming residence provides the convenience of having a wide range of amenities right at your doorstep, including well-known grocery stores like Waitrose and ASDA. Moreover, the town's social scene is enriched by the nearby Red Lion and White Hart pubs, where you can enjoy delicious food and enjoy socialising with friends. Commuters will appreciate the easy access to the A47, allowing swift journeys to key destinations such as Dereham and Norwich to the east or Kings Lynn to the west. This central location in Swaffham offers the best of both worlds.





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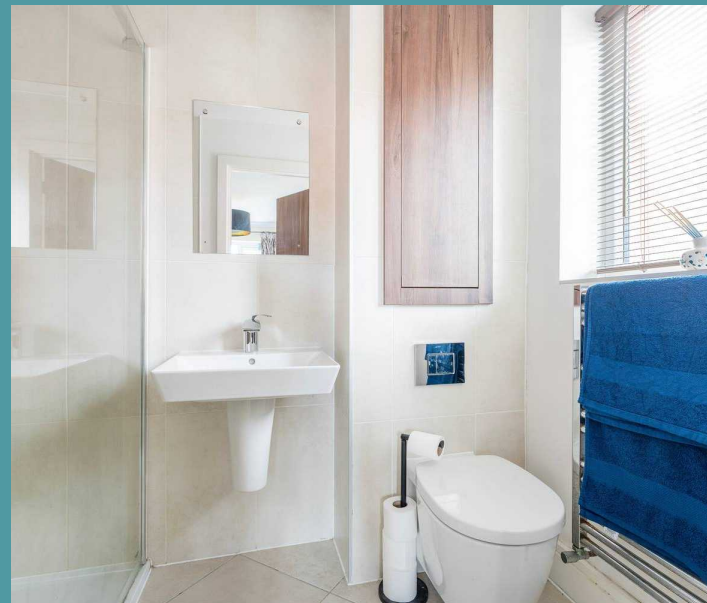
Swaffham, Swaffham

Rix Place

Introducing a beautifully presented 4-bedroom detached family home, built by Avant Homes in 2018, now available on the market. This property offers the remaining years of a 10-year NHBC guarantee and is ideally situated in a desirable location south of Swaffham.

Upon entering, you are greeted by a spacious entrance hall leading to a contemporary ground floor layout. The home features a well-equipped kitchen/dining room with integrated appliances, a utility room, and a generous lounge enhanced by bi-fold doors that seamlessly connect to the landscaped rear garden.

A stylish ground floor w.c. adds to the practicality of this family-sized home. Upstairs, the master bedroom boasts built-in wardrobes and an en suite shower room, complemented by three additional well-proportioned bedrooms and a modern family bathroom.





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Outside, the property showcases beautifully landscaped front and rear gardens. A driveway provides tandem off-road parking, while the converted garage offers a fantastic home office space, complete with heating and French doors opening to the garden. The outdoor area features a hard-landscaped garden with an L-shaped patio and a decked seating area, perfect for entertaining during warmer months.

Agents Note

We understand this property will be sold freehold.

Connected to all mains services.

Council Tax - C

