



THE STORY OF

3 Rix Place

*Swaffham, Norfolk*

SOWERBYS





THE STORY OF

# 3 Rix Place

Swaffham, Norfolk  
PE37 8GD

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Guide Price: £375,000 – £400,000

Immaculately Presented Throughout

Four Generously Proportioned Bedrooms

En Suite to Principal Bedroom

Two Versatile Reception Rooms, Flexible Living  
Spaces Perfect for Entertaining, Working From  
Home or Family Time.

A Sleek, Modern Kitchen with Integrated  
Appliances and Space to Gather.

Contemporary Finishes Throughout, Designed  
with Day-To-Day Living in Mind.

Utility Room for Added Practicality

Garage and Side-by-Side Driveway Parking

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Set within the highly regarded Redland Park development on the outskirts of Swaffham, this beautifully presented four-bedroom detached home is the ideal setting for modern family life. Offering generous proportions, contemporary styling, and a versatile layout, the property combines everyday comfort with elegant design in a location that's perfect for growing families.

The home opens with a welcoming entrance hall leading to two flexible reception rooms—ideal for entertaining, relaxing, or working from home. At the heart of the property is the newly fitted kitchen, thoughtfully designed with sleek units, integrated appliances, and plenty of space for family dining or weekend gatherings.

Upstairs, four well-sized bedrooms ensure everyone has room to unwind. The principal bedroom enjoys the added luxury of a private en suite, while the remaining bedrooms are served by a stylish family bathroom.

Practicality is also a priority, with a ground floor WC, separate utility room, and excellent storage throughout. Outside, the home benefits from side-by-side driveway parking and an integral garage, offering both convenience and security. The rear garden provides a private outdoor space—perfect for relaxing, playing, or entertaining during the warmer months.

Located within easy reach of local schools, parks, and everyday amenities, this home ticks all the boxes for families seeking space, style, and community.

A wonderful opportunity to settle into one of Swaffham's most popular residential areas, in a home that's ready to enjoy from day one.









First Floor  
Approximate Floor Area  
722 sq. ft  
(67.07 sq. m)



Ground Floor  
Approximate Floor Area  
911 sq. ft  
(84.63 sq. m)

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.

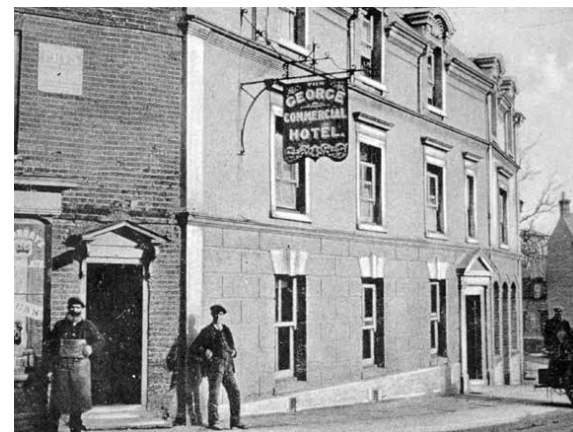
The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

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*



Swaffham, Norfolk

"The ideal setting  
for modern family  
life."



## SERVICES CONNECTED

Mains water, drainage, gas and electricity. Gas central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

B. Ref: 8708-7839-5370-8555-1992

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: ///suave.token.silver

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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