



THE STORY OF

16 Jasmine Walk

Swanton Morley, Norfolk

SOWERBYS



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16 Jasmine Walk

Woodgate Park, Swanton Morley
Norfolk, NR20 4FN

Over 55's Retirement Home with a Full-Time
Warden and 24 Hour Emergency Call Systems

Communal Clubhouse

Semi-Detached Bungalow with Two Double
Bedrooms and Four Piece Shower/Bathroom

Modern Kitchen/Breakfast Room with
an Inviting Living Room

Discover serenity in Woodgate Park, an esteemed over-55s retirement complex in Swanton Morley. This bungalow offers a fulfilling lifestyle with community connections, modern comforts, and lovely views.

With easy access to the Clubhouse, you can enjoy social activities with friends. A full-time warden and 24-hour emergency system ensures safety as well as having the nearby doctors surgery for added convenience.

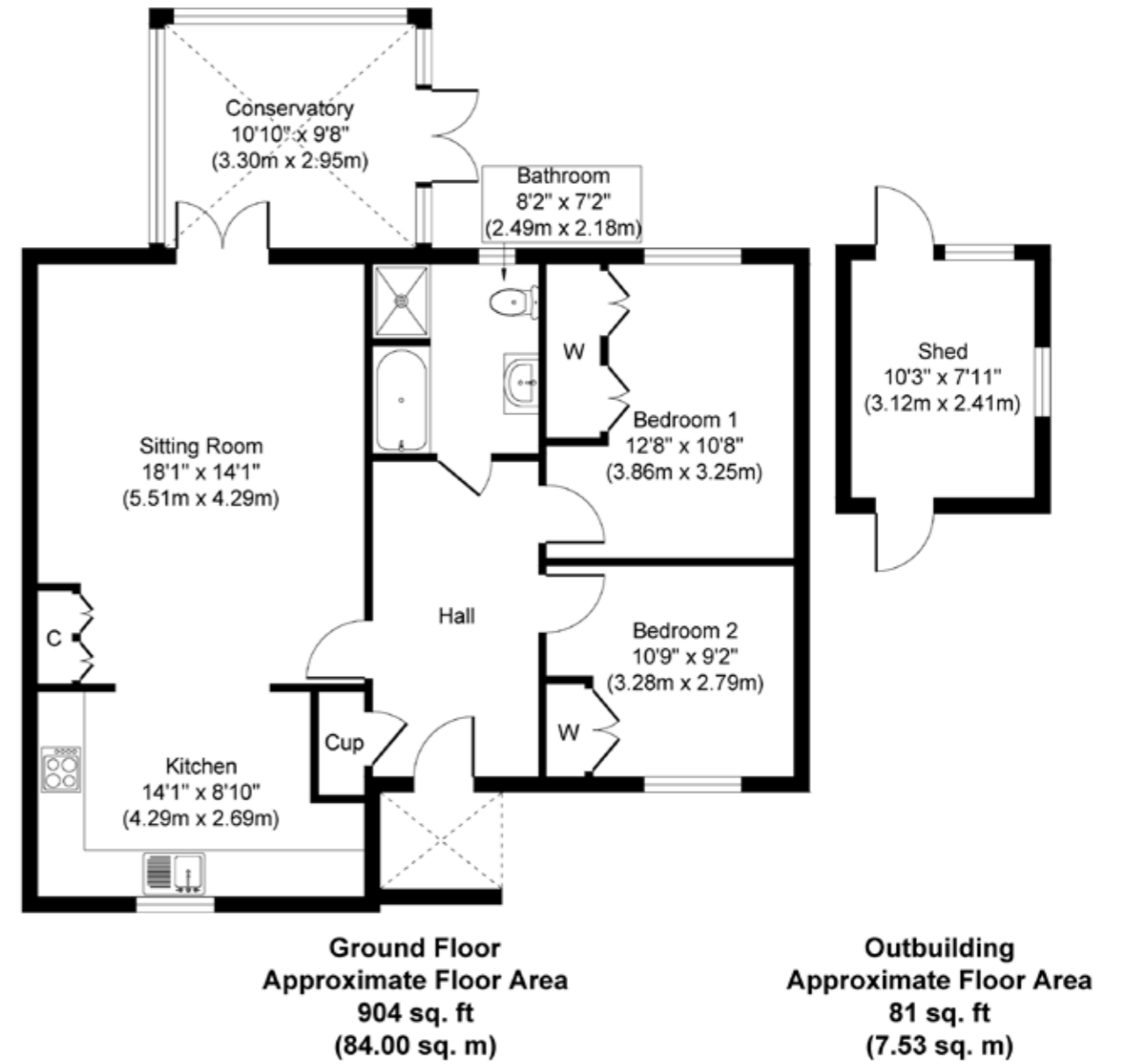
Inside this well-maintained semi-detached bungalow of just over 900 sq. ft., find two double bedrooms, including one with built-in storage offering ultimate comfort. The kitchen/breakfast

area flows into the living room, creating a harmonious space. The elegant four-piece shower/bathroom suite includes clever storage and a towel rail. Towards the back of the property, the conservatory provides garden views and tranquility.

Outside, a front garden, brick-weave driveway, and storage shed offer convenience. The rear garden features flowering shrubs and raised beds, framing a manageable lawn with views of neighbouring farmland.

This bungalow offers a vibrant community lifestyle. Embrace Swanton Morley's charm and start a new chapter in this exceptional over-55s development.

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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.

ALL THE REASONS

Swanton Morley

IN NORFOLK
IS THE PLACE TO CALL HOME



With All Saints' Church in its centre, dating back to the 14th century, the village of Swanton Morley is a picturesque, rural village in the heart of Norfolk with a thriving community.

The well-served village has amenities such as a doctors surgery, village shop and post office, garage and a primary school.

Situated in 9 acres of rural grounds, Swanton Morley Village Hall is a large part of the community here and home to Swanton Morley FC. From theatre productions and quiz nights to the annual firework display, there is often something happening for all to enjoy.

There are two popular public houses within the village, Darby's and The Angel, both of which serve food and hold a variety of events throughout the year such as quiz nights and live music. The local bowls club and cricket club both play on grounds near to the Angel Pub, making it the perfect spot to finish up after a game.

Venture down the River Wensum and see more of what the local area has to offer, many people come here to enjoy paddle-boarding all year round.

A wonderful location to enjoy Norfolk country living, with easy commuting access to Norwich, come and discover a Norfolk gem.



Note from Sowerbys



16 Jasmine Walk, Swanton Morley.

“A lovely quiet location, perfectly located in the popular village of Swanton Morley.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Heating via Calor gas underfloor heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

B. Ref:- 2138-1019-7333-3675-8950

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

Leasehold with a remaining term of 118 years. Annual charges payable are currently: Ground rent: £283.00, Service charge: £1,174.80, Warden fee: £1,840.35, Buildings insurance: £156.58.

LOCATION

What3words: /// pressing.prank.lights

AGENTS NOTE

Permission for pets needs to be sought.

The property is subject to an event fee (such as a charge when selling) of £250 plus VAT (minimum) and 1.5% (maximum).

There are age restrictions in place and a doctor's certificate and assessment by Woodgate Park is required.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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