



THE STORY OF

# 10 Jasmine Walk

*Swanton Morley, Norfolk*

**SOWERBYS**





S

# 10 Jasmine Walk

Swanton Morley, Norfolk  
NR20 4FN

Two Double Bedrooms, Modern Kitchen  
and Inviting Living Room

Bright and Airy Conservatory

Over 60s Retirement Complex

Communal Clubhouse

Full Time Warden and 24 Hour Emergency Call System

Discover serenity in Woodgate Park, an esteemed over-60s retirement complex in Swanton Morley. This bungalow offers a fulfilling lifestyle with community connections and modern comforts.

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 doctor's surgery for added convenience.

Inside, find a well-maintained semi-detached bungalow with over 800sq. ft. Two double bedrooms, both with built-in storage and offering ultimate comfort. The kitchen/breakfast area flows into the living

room, creating a harmonious space.

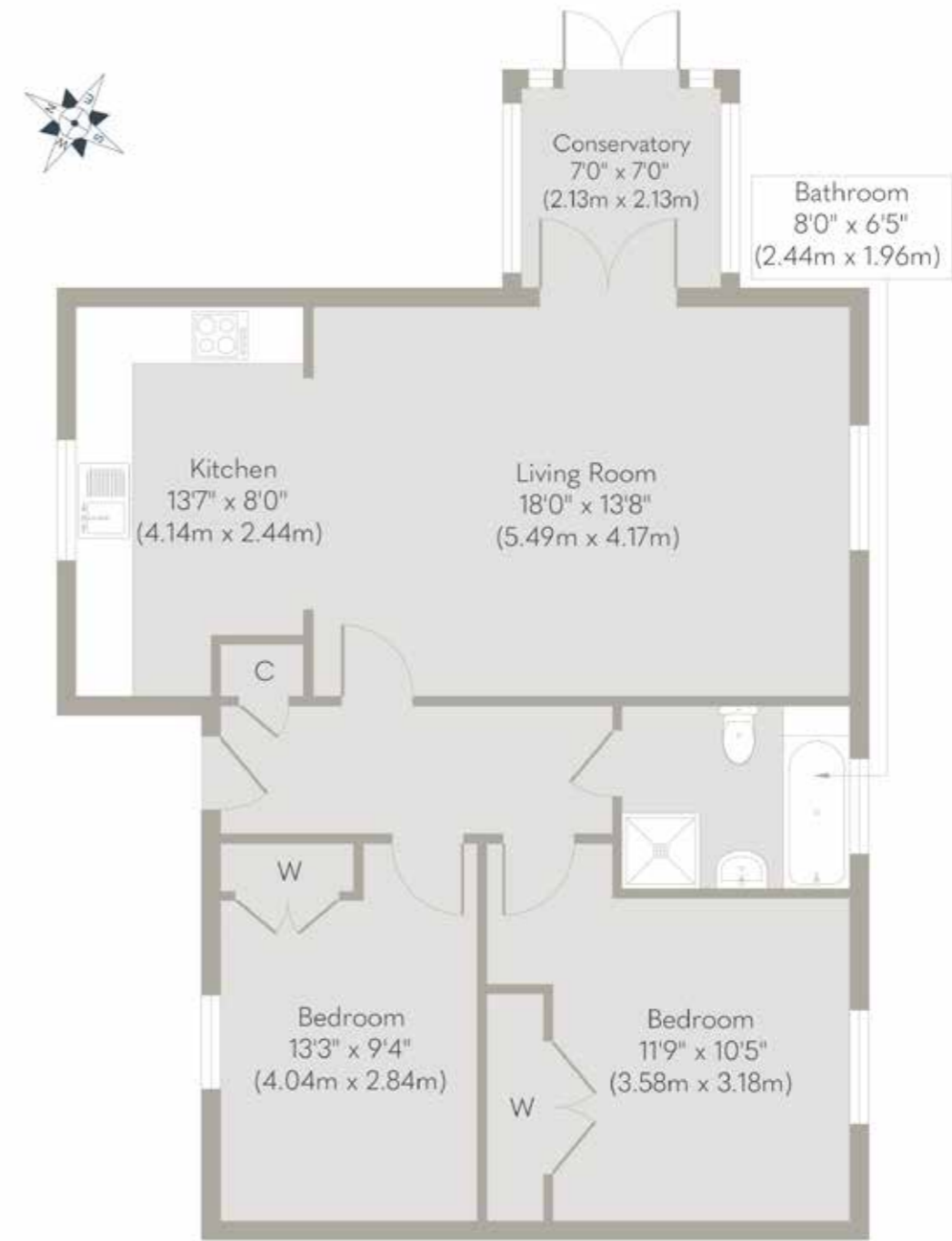
The elegant four-piece shower/bathroom includes clever storage and a towel rail. Towards the back of the property, the conservatory provides garden views and tranquillity.

Outside, a front garden, brick-weave driveway, and storage shed offer convenience. The rear garden features flowering shrubs and raised beds.

This bungalow offers a vibrant community lifestyle. Embrace Swanton Morley's charm and start a new chapter in this exceptional over-60s development.

**SOWERBYS DEREHAM OFFICE**  
01362 693591  
dereham@sowerbys.com





Approximate Floor Area  
832 sq. ft  
(77.29 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.

Copyright V360 Ltd 2022 | [www.houseviz.com](http://www.houseviz.com)



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.

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.

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

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.

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.

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



*Note from Sowerbys*



“Swanton Morley is a thriving village with a close knit community.”

SOWERBYS



## SERVICES CONNECTED

Mains water, electricity and draining. Heating to be confirmed.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

D. Ref:- 0317-2884-7551-9494-3321

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 length left: 118 years approx. Castle meadow care.

Ground rent: £250.00

Maintenance charges: £953.76. An extra annual warden fee of £1878.36 a year.

## LOCATION

What3words: ///cowboys.crank.boasted

## AGENTS NOTE

Permission required for pets. Age restriction of over 60s.

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.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL