



THE STORY OF

15 Jasmine Walk

Swanton Morley, Norfolk

SOWERBYS



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Swanton Morley, Norfolk
NR20 4FN

Well- Presented Semi-Detached Retirement Bungalow

Over 60's Retirement Complex with On Site Warden and Emergency Help System

Modern Fitted Kitchen with Integral Appliances

Underfloor Heating

Allocated Car Parking Space and Landscaped Rear Garden

Two Double Bedrooms

Overlooking fields to the Rear

Beautifully landscaped Communal Grounds and Clubhouse with an Array of Activities

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15 Jasmine Walk is situated in Woodgate Park, a popular retirement complex for people over 60, within the well-regarded village of Swanton Morley in the mid-Norfolk countryside. The bungalow is ideally located with fields to the rear and close to the communal clubhouse, providing opportunities to socialise and participate in various activities with fellow residents. The development also offers a full-time warden, a 24-hour emergency call system, and is conveniently near the Swanton Morley doctors' surgery.

The interior of this semi-detached bungalow is well-presented and offers approximately 722 sq. ft. of flexible accommodation, including two double bedrooms, a modern fitted kitchen/breakfast room with integrated appliances, wood-effect work surfaces, and an open-plan living room. Additionally, there is a four-piece shower/bathroom suite. The property is heated by a Calor gas central heating system with a serviced boiler and features UPVC double glazed windows throughout.

Outside, there is an allocated car parking space and a grassed area at the front, as well as a raised paved path suitable for disabled access leading to the front door, with hidden bin storage. The rear garden can be accessed via a side pedestrian gate or through patio doors from the sitting room. The landscaped garden includes a storage shed, raised flower beds with wooden sleepers, and fencing, offering picturesque views across neighbouring farmland. Plenty of visitor parking is also available nearby.





Approximate Floor Area
 744 sq. ft
 (69.15 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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Swanton Morley

LOCATED IN THE
MIDDLE OF NORFOLK



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.



SERVICES CONNECTED

Mains water, electricity and drainage. Underfloor heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

B. Ref:- 2838-2076-7303-3675-8984

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 of lease remaining 117 years.

Castle Meadow Group Holidays LTD ground rent: £283

Woodgate Park resident annual service charge: £1,340.80

Building insurance: to be confirmed

Warden fees: £2086.80

LOCATION

What3words: ///outnumber.scout.curly

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SOWERBYS

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for the homeless

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Charity
— EST. NORFOLK 1983 —

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