



1 Lilac Mews, Woodgate Park, Swanton Morley

Dereham



Minors & Brady



# 1 Lilac Mews

Swanton Morley, Dereham

Quietly positioned within a well-regarded community village setting, this semi-detached bungalow offers a comfortable single-level property within an assisted living environment for the over 60s, providing independence with support available when needed. The layout centres around an open-plan lounge and kitchen, complemented by French doors to the garden, a feature fireplace, and a spacious kitchen fitted with integrated appliances, including a new cooker installed in late 2024. Two double bedrooms with built-in wardrobes are supported by a well-appointed family bathroom, while outside, an enclosed rear garden and private driveway provide everyday practicality. Solar panels generate approximately £734 of tax-free income during 2024 and approximately £870 projected for 2025, with a feed-in tariff in place until 2034. Residents also benefit from a thriving clubhouse, well-maintained communal grounds and an on-site village GP surgery, all positioned within Woodgate Park at Lilac Mews.

## Location

1 Lilac Mews is positioned within Woodgate Park, the well-regarded community village of Swanton Morley, a popular rural location offering a strong sense of community alongside everyday convenience. The village provides a local shop, public house, village hall and green spaces, supporting day-to-day living. The nearby market town of Dereham is only a short drive away and offers a wider range of supermarkets, independent shops, cafés and leisure facilities. Road links connect easily to surrounding villages and the wider Norfolk countryside, while regular bus services support access to Dereham and neighbouring areas, making this a practical and well-connected village setting.



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## Lilac Mews, Swanton Morley

Stepping inside, the entrance hall sets a welcoming tone and provides access through to all main areas of the home, arranged across a practical single-level layout. A generously built-in storage cupboard sits neatly within the hallway, offering excellent space for coats, household items, and everyday essentials.

Positioned to the rear, the lounge offers comfortable proportions and is finished with carpeted flooring throughout. A feature fireplace with a timber surround and inset fire forms a natural focal point within the room. Double doors open directly onto the garden, allowing natural light to flow into the space while creating a direct connection with the outdoor area. Open plan access leads through to the kitchen, supporting an easy and well-connected layout.

Flowing from the lounge, the kitchen is neatly fitted with a range of wall and base units finished in a light, neutral tone, complemented by wood-effect work surfaces and tiled splashbacks. An integrated hob is set neatly into the work surface, paired with an eye-level oven positioned within the cabinetry. A new cooker installed in late 2024 adds further convenience for everyday use. A window above the sink brings in natural light and enhances the sense of space.

Both bedrooms are comfortable doubles, finished with carpeted flooring and each benefiting from built-in wardrobes which provide excellent storage without compromising floor space. The layout supports straightforward day-to-day living and suits a variety of needs.

The bathroom, refurbished in 2020, features a panelled bath and separate shower enclosure, alongside a wash basin set within storage and a WC. Tiled flooring and wall finishes frame the space neatly, with a window allowing natural ventilation and light.

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Outside, the rear garden is fully enclosed and arranged for ease of maintenance. A paved terrace sits directly outside the lounge doors, with gravelled sections and established planting beyond. Gated access leads through to a driveway providing secure off-road parking within the grounds of the property.

Set back from the road, the front of the home features low-level hedging and planting, with a paved approach leading to the entrance and contributing to a tidy, well-kept setting.

The property also benefits from solar panels, generating approximately £734 of tax-free income during 2024 and approximately £870 projected for 2025, with a tax-free feed-in tariff in place until 2034, offering an ongoing income stream alongside reduced energy costs.

## Agents notes

Sold leasehold, connected to all main services

Gas Central Heating

Council Tax Band- B

983 years remaining on the lease

Ground rent: £250 per annum

All properties at Woodgate Park contribute towards the ongoing upkeep of shared facilities and services, including the communal areas, clubhouse, and on site warden support. The current charges are as follows:

Maintenance fee: £1,267 per annum

Warden fee: approximately £2,300 per annum



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**Ground Floor**  
**718 sq.ft. (66.7 sq.m.) approx.**



**TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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