



Jasmine Walk, Swanton Morley, Dereham, NR20 4FN

welcome to

Jasmine Walk, Swanton Morley, Dereham

A well presented 2 bedroom end-terraced bungalow, offered for sale with NO ONWARD CHAIN, and located within the extremely popular over 55's retirement complex, Woodgate Park. Boasting its open plan lounge/kitchen, 4 piece bathroom, low maintenance rear garden & allocated parking.



Description

We are delighted to present to the market this 2 bedroom end-terraced bungalow, occupying its fantastic position within Woodgate Park Retirement Village, exclusively made for the over 55's. Additionally, the development has well-maintained communal grounds, a full-time warden, a 24-hour emergency call system and is within close proximity to Swanton Morley doctors surgery.

In brief, the internal accommodation comprises; entrance hall, impressive 18' lounge with central fireplace, fitted kitchen with integrated appliances, two good sized bedrooms and a four piece bathroom. Outside, there is an allocated parking space to the front, together with an enclosed, low maintenance rear garden which looks onto beautiful field views. Coupled with the accommodation, the property benefits from underfloor heating fuelled by LPG gas heating and double glazed windows throughout.

The Accommodation

Entrance Hall

Double glazed entrance door to front aspect, fitted carpet flooring, built-in storage cupboard, loft access and doors opening to all rooms.

Lounge

18' 2" x 14' (5.54m x 4.27m)

With fitted carpet flooring, electric central fireplace with surround, double glazed patio doors opening to the rear garden and archway opening to;

Kitchen

14' 1" x 9' 1" (4.29m x 2.77m)

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap above, tiled splashbacks, built-in eye-level electric oven, inset gas hob with extractor hood over, integrated dishwasher, fridge freezer and washing machine, vinyl flooring, inset ceiling spotlights and double glazed window to front aspect.

Bedroom One

13' 4" x 10' 9" (4.06m x 3.28m)

With fitted carpet flooring and double glazed window to rear aspect.

Bedroom Two

10' 4" x 9' 7" (3.15m x 2.92m)

With fitted carpet flooring and double glazed window to front aspect.

Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, panelled bath, wet room shower, part tiled walls, tiled flooring, shaving point, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

To the front of the property, there is an allocated parking space which provides off road parking.

The enclosed, low maintenance rear garden is laid to patio and landscaped with raised flower beds, together with a timber storage shed. The rear garden also benefits from beautiful field views.

Woodgate Park

The Woodgate Park Retirement Village is a supportive setting that is designed to deliver peace of mind for its residents. The picturesque surroundings and traditionally designed bungalows are complemented by a range of top-quality services and facilities ranging from domestic support to GP medical care. An exclusive club house acts as a social hub, allowing residents to dine together, meet for coffee mornings or to congregate for events and activities. There is even a hair salon and nail bar on site if you need a little pampering. Nobody likes the feeling of losing their independence, so we do everything we can to ensure our residents feel fulfilled and empowered, offering just the right amount of support to help you live an active and enjoyable life.

Agents Note

We understand this property is leasehold. The lease length is 125 years from 1 August 2015. We have been advised assisted living charges apply to the property alongside the Leasehold. Further details of this can be obtained from our William H Brown Dereham office and from the vendors solicitor at the time of purchase.

directions to this property:

Upon entering the village of Swanton Morley from the Dereham direction, take the first right hand turn into Woodgate and immediately turn right at Lincoln House. Follow the sign into Woodgate Park and continue along Jasmine Walk where the property can be found.



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welcome to

Jasmine Walk, Swanton Morley, Dereham

- NO ONWARD CHAIN!
- 2 Bedroom End-Terraced Bungalow
- Fitted Kitchen With Integrated Appliances
- Assisted Community Living for the Over 55's
- Underfloor Heating Fuelled By LPG Gas And Double Glazed Windows
- Low Maintenance Rear Garden + Lovely Field Views
- Allocated Parking Space
- Extensive Communal Grounds, Including Lawns, Seating Areas & Fenced Lake

Tenure: Leasehold EPC Rating: B

offers in the region of

£240,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
DRM115895 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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