



Sadler Way, Swanton Morley, Dereham, NR20 4TT

welcome to

Sadler Way, Swanton Morley, Dereham

>> 25% SHARED OWNERSHIP HOME! A stylish 2 double bedroom semi-detached house, occupying a 'tucked' away position within a sought-after village development. Boasting the remainder of its NHBC warranty, a modern integrated kitchen, 15' lounge, private rear garden & 2 parking spaces!



Description

A fantastic opportunity to step onto the property ladder with this attractive 2 double bedroom semi-detached house, available on a 25% shared ownership basis. Built in 2023 by Hopkin Homes, this contemporary style property occupies a quiet cul-de-sac position within a highly-regarded development in Swanton Morley with local amenities close by.

In brief, the internal ground floor accommodation comprises; welcoming entrance hall with stairs rising to first floor landing, convenient cloakroom w.c, contemporary fitted kitchen with a range of integrated appliances, and a great-sized lounge with direct access to the rear garden. This is complemented on the first floor by two generous bedrooms and the family bathroom suite.

Outside, a brickweave driveway provides off-road parking space for two cars, together with an enclosed rear garden providing space for outdoor entertaining. Coupled with the accommodation, the property further benefits from air source heating and double glazed windows.

This high-quality home is perfect for first time buyers, offering a manageable step into homeownership.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, radiator, doors opening to kitchen, lounge and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to front aspect.

Kitchen

9' 10" x 7' 6" (3.00m x 2.29m)

A stylish range of grey wall and floor mounted base units with complementary rolled edge work surfaces and upstands over, inset 1.5 bowl stainless steel sink with mixer tap, built-in electric oven with inset induction hob, splashback and extractor hood over, integrated fridge freezer, integrated washing machine, tiled flooring, inset ceiling spotlights and double glazed window to front aspect.

Lounge

15' 5" x 14' 11" (4.70m x 4.55m)

Fitted carpet flooring, under stairs built-in storage cupboard, two radiators, double glazed window to rear aspect and double glazed external door opening to the rear garden.

First Floor Landing

Fitted carpet flooring, loft access, radiator and doors opening to both bedrooms and family bathroom.

Bedroom One

12' 9" x 10' 8" (3.89m x 3.25m)

Fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Two

9' 9" x 7' 10" (2.97m x 2.39m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath with shower over, airing cupboard, shaver light, tiled flooring, radiator and double glazed obscure glass window to front aspect.

Outside

To the front of the property, there is a brickweave driveway which provides off-road parking for two vehicles. The remaining space features patio, attractive plant beds for added colour and gated access to the rear garden.

Stepping out to the privately-enclosed rear, the garden is laid predominately to well-tended lawn, together with a paved patio seating area and a convenient timber storage shed.

Agents Note

Please note the listing price shown of £70,000 is a 25% share, based on the full market value of £280,000. We understand the property is leasehold. The lease length is 990 years from and including 16 February 2023. The current ground rent is £6,540.00 per annum and the current buildings insurance is £420.00 per annum. We are also informed by the vendor this property is subject to an annual management charge of approximately £168.00 per annum for the upkeep of the communal areas within this development. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Location

Swanton Morley has a huge amount to offer, including a butchers, village shop, Post Office, garage, primary school, delightful village green and two public houses - Darby's and The Angel. There is also a village hall and local sports clubs which include football, bowls and cricket. The nearby River Wensum, lakes and fisheries provide fantastic spots for fishing and nature lovers will discover footpaths criss-crossing the area. For more amenities and shops, the bustling market town of Dereham is located approximately 3 miles away and offers large supermarkets, a golf course, cinema and a swimming pool.



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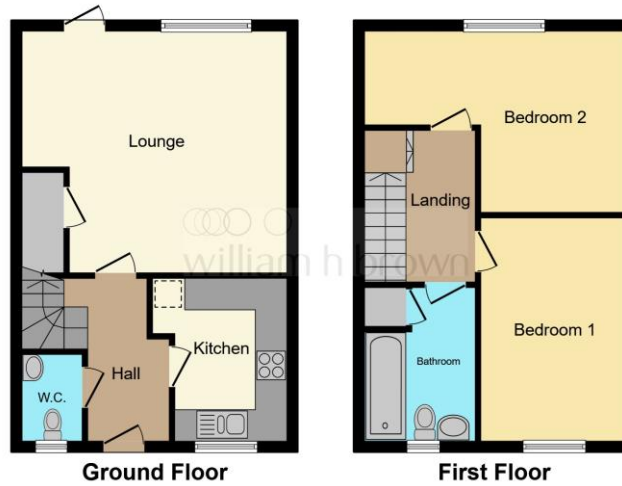
- **25% SHARED OWNERSHIP**
- 2 Double Bedroom Semi-Detached House
- Contemporary, Integrated Fitted Kitchen
- Convenient Cloakroom And Family Bathroom
- Remaining NHBC Warranty
- Air Source Heating And Double Glazed Windows
- Enclosed Rear Garden And Driveway Parking For 2 Vehicles
- Delightful, Cul-De-Sac Village Position

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 190.00

Ground Rent: 545.00

This is a Leasehold property with details as follows; Term of Lease 990 years from 16 Feb 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117382 - 0002

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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william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk