



Magnolia Mews, Swanton Morley, Dereham, NR20 4FH

welcome to

Magnolia Mews, Swanton Morley, Dereham

>> NO ONWARD CHAIN!! A well-presented 2 bedroom semi-detached bungalow, located within this popular over 60's retirement complex, Woodgate Park in Swanton Morley. Boasting on-site warden, 24 hour emergency assistance, open-plan living, 4-piece bathroom, private garden & allocated parking!



Description

We are extremely pleased to offer for sale this well maintained 2 bedroom semi-detached bungalow, occupying a fantastic position within Woodgate Park Retirement Village. Exclusively made for the over 60s, the development offers on-site warden, 24 hour emergency assistance, communal grounds and access to communal club house with weekday activity programs.

In brief, the internal accommodation comprises; entrance hall with built-in storage, generous lounge with access to the rear garden, open-plan access to the modern fitted kitchen, 2 bedrooms both offering built-in wardrobes, and a four-piece family bathroom.

Coupled with the accommodation, the property benefits from LPG heating and double glazed windows throughout. Outside, there is an allocated off-road parking space, together with an enclosed rear garden laid to lawn and patio, providing space for outside seating, shaded by tree borders.

Offered for sale with NO ONWARD CHAIN and in excellent decorative order; an internal inspection is essential to fully appreciate the accommodation and location!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Tiled flooring, built-in storage cupboard, radiator, doors opening to both bedrooms, bathroom and further door to;

Lounge

18' 3" x 13' 8" (5.56m x 4.17m)

Tiled flooring, central electric fireplace with surround, radiator, double glazed floor to ceiling window to rear aspect, double glazed external door opening to the rear garden and open-plan access to;

Kitchen

13' 7" x 8' 8" (4.14m x 2.64m)

A well-appointed range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, built-in eye-level electric oven, inset gas hob with concealed extractor over, integrated washing machine, space for fridge freezer, vinyl flooring, radiator and double glazed window to front aspect.

Bedroom One

12' 11" x 10' 10" (3.94m x 3.30m)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Two

10' 10" x 9' 2" (3.30m x 2.79m)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, panelled bath, shower, part tiled walls, vinyl flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

The front of the property is laid predominately to lawn, complemented by a variety of plant and shrub beds for a further touch of greenery and colour. A bespoke pathway also offers entry to the front aspect. The home further benefits from an allocated off-road parking space to the front.

To the rear, there is an enclosed rear garden laid to lawn and patio, providing space for outside seating. A variety of shrubs and trees border the garden, offering privacy and shade.

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 999 years from 1 August 2009. 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.

Agents Note

Please note age restrictions apply on this development. To qualify, you have to be over 60 years old. Doctor's certificate and assessment by Woodgate Park is required to 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 just 3 miles away and offers a shopping centre, market place, golf course, cinema and swimming pool.



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welcome to

Magnolia Mews, Swanton Morley, Dereham

- 2 Bedroom Semi-Detached Bungalow - No Chain!
- Assisted Community Living for the Over 60's
- Built-In Wardrobes To Both Bedrooms
- Open-Plan Lounge/Kitchen
- LPG Heating And Double Glazed Windows
- Private Rear Garden And Allocated Parking Space
- Highly-Regarded Village Location

Tenure: Leasehold EPC Rating: Awaited

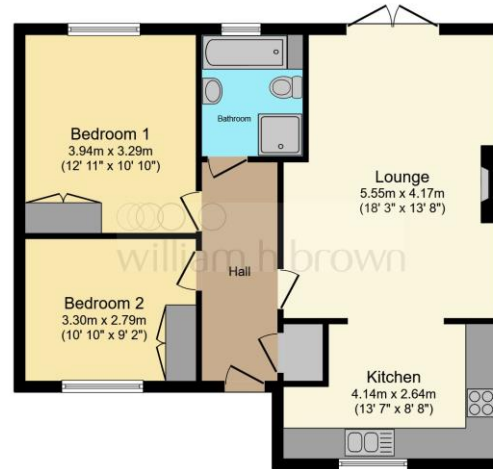
Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000 - £170,000



Total floor area 68.8 m² (740 sq.ft.) approx

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117417 - 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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