



THE STORY OF

# 31 Jasmine Walk

*Swanton Morley, Norfolk*

SOWERBYS



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# 31 Jasmine Walk

Swanton Morley, Norfolk  
NR20 4FN

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Warden-Assisted Bungalow Designed for  
the Over 55s, with On-Site Warden

24-Hour Emergency Call System for Comfort,  
Security and Peace of Mind

Well-Presented Semi-Detached Bungalow,  
Enjoying Beautifully Maintained Gardens, with a  
Private Parking Space

Two Double Bedrooms, One with Built-In  
Wardrobes, for a Flexible and Comfortable Living  
Space

Modern Fitted Kitchen with Integral Appliances  
and Ample Storage

Bright Conservatory with Double Doors Opening  
Onto the Rear Garden

Underfloor Heating Throughout, Double Glazing  
and Solar Panels for Energy Efficiency

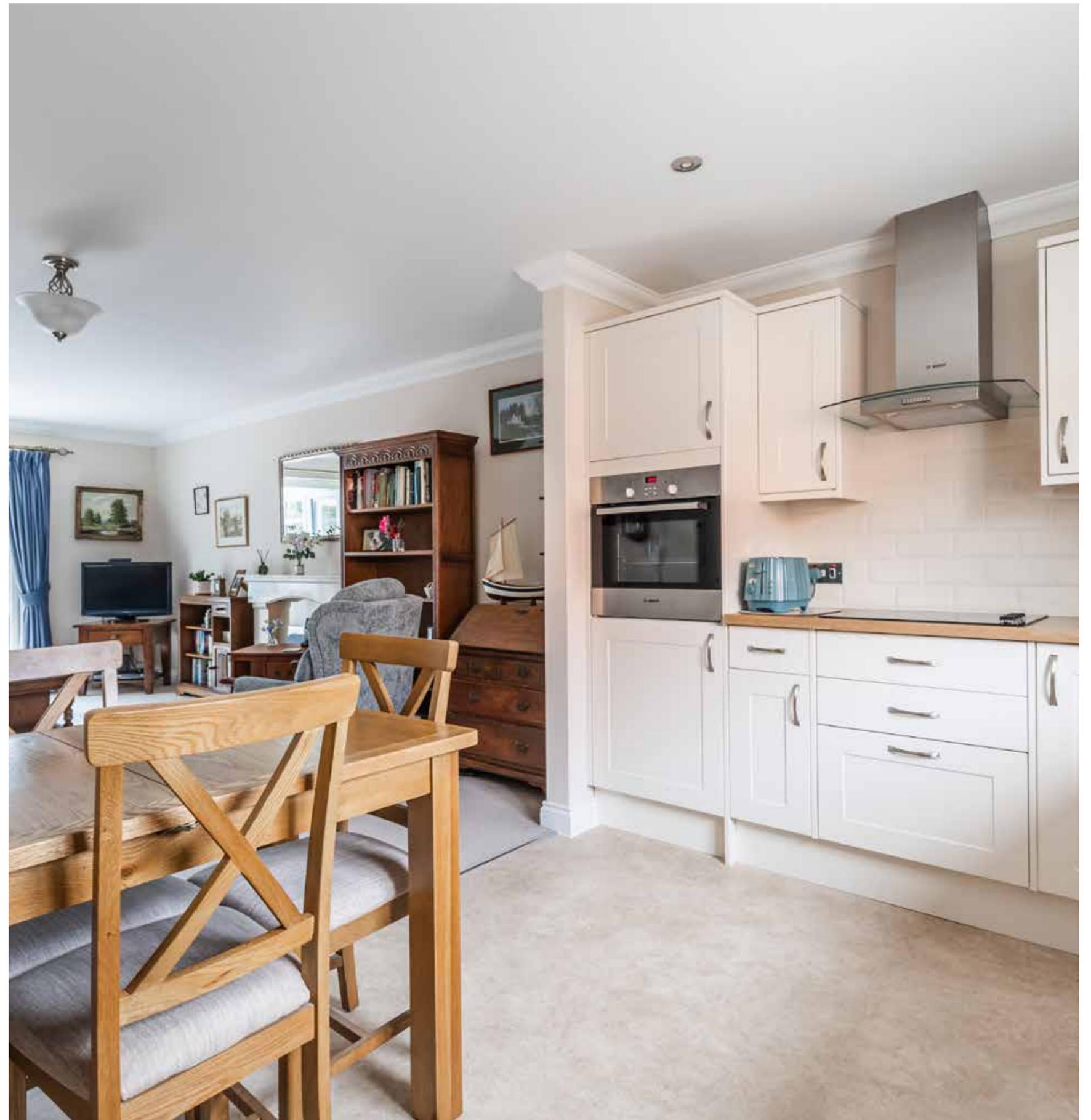
Contemporary Bathroom with a Heated Towel  
Rail and Neutral Finishes

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Tucked away within the well-regarded Woodgate Park development in the village of Swanton Morley, this beautifully presented two-bedroom semi-detached bungalow offers a secure, low-maintenance lifestyle exclusively for the over 55s. With an on-site warden and 24-hour emergency call system, it provides peace of mind alongside a friendly, supportive community.

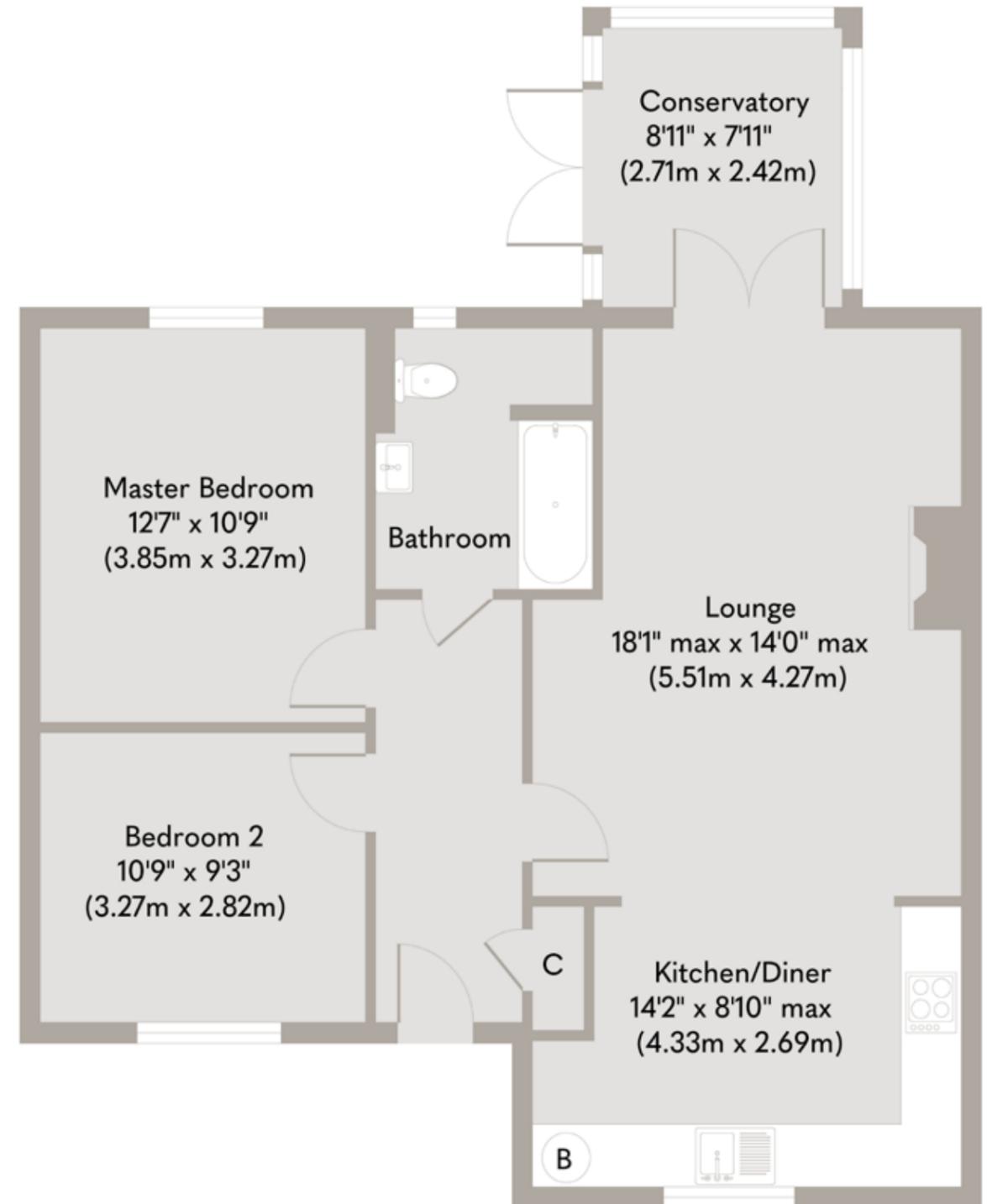
The property is surrounded by carefully maintained gardens and benefits from its own parking space nearby. Inside, the accommodation is light and welcoming, with underfloor heating throughout enhancing the feeling of space and comfort. The spacious living/dining room flows into a bright conservatory (with wall mounted heater) and double doors opening onto the private rear garden — a peaceful spot backing onto a communal wildlife area and pond.

The modern fitted kitchen is well equipped with integral appliances and ample storage. There are two comfortable double bedrooms, one with fitted wardrobes, and a contemporary bathroom featuring a heated towel rail.

Additional benefits include double glazing, solar panels, and a useful outdoor storage shed. Residents also enjoy access to a well-equipped clubhouse offering a variety of social activities, as well as attractively landscaped communal grounds and ample visitor parking.

While village amenities are within reach via car or bus, Swanton Morley retains a lovely rural atmosphere with a local GP surgery and a village pub still open. Please note that a doctor's certificate and assessment by Woodgate Park are required to purchase this property.





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

At the heart of Norfolk's rolling countryside lies the picturesque village of Swanton Morley — a charming and well-connected rural community with a rich history and a strong sense of local spirit.

The village is centred around the beautiful All Saints' Church, which dates back to the 14th century and stands as a proud reminder of Swanton Morley's heritage. Residents benefit from a range of local amenities including a village shop and post office, a garage, a doctor's surgery, and a highly regarded primary school — all contributing to the convenience and appeal of this welcoming setting.

Swanton Morley Village Hall, set within nine acres of attractive rural grounds, plays a key role in village life. It hosts everything from quiz nights and theatre performances to the much-anticipated annual fireworks display. It's also home to Swanton Morley FC, providing a sporting hub for all ages.

For those who enjoy socialising close to home, Darby's Pub offers a warm welcome, regular events, and a hearty menu — a real asset to the village and a perfect spot to unwind. The local cricket and bowls clubs also provide further opportunities to get involved in the community.

Nature lovers will appreciate the proximity to the River Wensum, a haven for wildlife and a popular destination for paddle-boarding and gentle riverside walks.

With easy access to Dereham and commuting routes into Norwich, Swanton Morley offers the best of both worlds — a true slice of Norfolk village life, without compromise.



## Note from Sowerbys



“Offering comfort, security, and peace of mind.”

Swanton Morley, Norfolk



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating. The property offers underfloor heating to all rooms except the conservatory, which has a wall mounted electric heater.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

B. Ref:- 0235-3873-7731-9825-9685

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. This property has 115 years left on lease, a ground rent of £283pcm, a warden fee of £190pcm and a maintenance fee £129pcm.

### LOCATION

What3words: ///doubts.copes.multiple

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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