



Cherry Mews, Swanton Morley, Dereham, NR20 4FJ

welcome to

Cherry Mews, Swanton Morley, Dereham

A great opportunity to purchase this two bedroom terraced bungalow, located within the extremely popular over 60s retirement complex, Woodgate Park. Boasting an open-plan lounge/kitchen, conservatory, 4-piece bathroom, low-maintenance gardens, stunning field views & allocated parking!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

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

Lounge

18' 2" x 13' 9" (5.54m x 4.19m)

Fitted carpet flooring, central fireplace with tiled hearth and wooden mantle, radiator, double glazed patio doors opening to the conservatory and open-plan access to;

Kitchen

13' 7" x 8' 9" (4.14m x 2.67m)

A range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 sink and drainer with mixer tap above, tiled splashbacks, built-in eye-level electric oven, inset gas hob with concealed extractor over, space for free standing fridge freezer, plumbing available for dishwasher and washing machine, vinyl flooring, radiator and double glazed window to front aspect.

Conservatory

7' 9" x 5' 7" (2.36m x 1.70m)

UPVC and brick construction with tiled flooring, double glazed windows surrounding and double glazed patio doors opening to the rear garden.

Bedroom One

12' 11" x 10' 9" (3.94m x 3.28m)

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

Bedroom Two

10' 10" x 9' 1" (3.30m x 2.77m)

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, walk-in shower cubicle,

vinyl flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

The front of the property is predominately laid to shingle, for ease of maintenance, complemented by a variety of attractive plant beds which add a touch of colour to the frontage. A bespoke pathway offers entry to the front aspect. There is also an allocated off-road parking space.

The privately-enclosed, low-maintenance rear garden is laid to patio, enhanced by vibrant plant beds and borders. The property further offers breathtaking views of the rolling countryside which can be appreciated all year round.

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. Charges are based on the level of care required.

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

Cherry Mews, Swanton Morley, Dereham

- **Guide price £220,000 - 230,000**
- Assisted Community Living for the Over 60's
- Open-Plan Living Space
- Fitted Kitchen And 4-Piece Bathroom
- LPG Heating & Double Glazed Windows

Tenure: Leasehold EPC Rating: C

Council Tax Band: A 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

£220,000



directions to this property:

Upon entering the village of Swanton Morley via the B1147/Swanton Road. Almost immediately upon entering the village turn right into Woodgate Road, adjacent to the Doctors surgery. Turn right into Jasmine Walk and Cherry Mews is on the right-hand side where the property can be found directly ahead.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116938 - 0009

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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