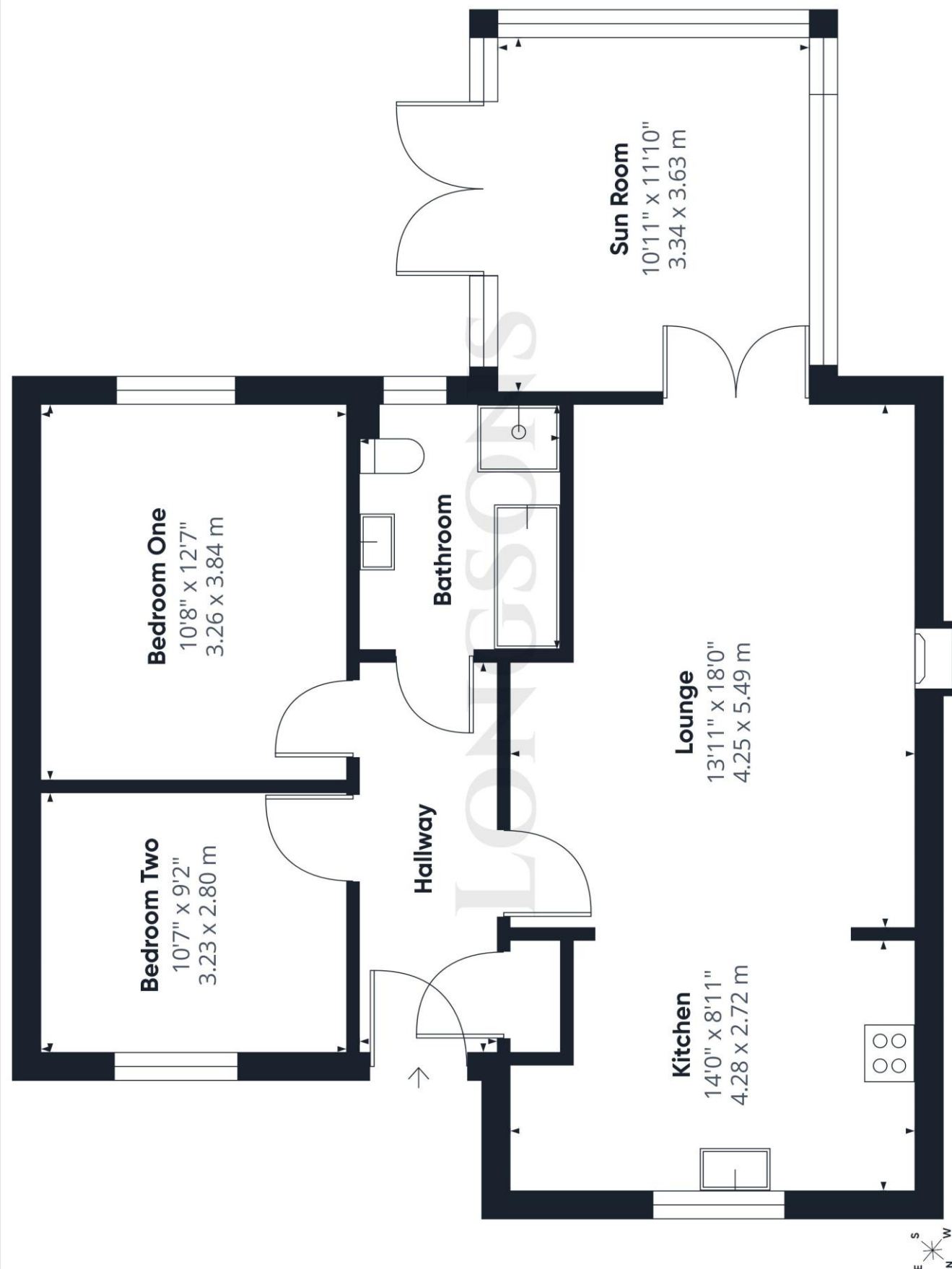




Jasmine Walk, Swanton Morley, NR20 4FN

Very well presented semi-detached bungalow for the over 55's situated in the popular village of Swanton Morley. The property offers a modern kitchen with integrated appliances, bathroom/wet room, sun room, two bedrooms, enclosed garden, solar panels, UPVC double glazing and gas under floor heating.

Price £250,000 Leasehold



Agent's Notes

EPC rating TBC (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)

Agent's Notes 2

This is an over 55's retirement property.

Please note: This is a leasehold property, we have been advised there is 113 years remaining on the current lease with a current maintenance fee approximately £1,847.40 & £392.70 ground rent per annum.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Semi-Detached Two Bedroom Bungalow
- Over 55's Development
- Very Well Presented
- Energy Efficiency Rating TBC
- Gas Under Floor Heating, UPVC Double Glazing and Solar Panels
- Gardens and Allocated Parking

Situated in the the popular village of Swanton Morley, Longsons are delighted to bring to the market this two bedroom semi-detached over 55's bungalow. The property offers a modern kitchen with integrated appliances, bathroom/wet room, sun room, two bedrooms, enclosed garden, solar panels, UPVC double glazing and gas boiler providing under floor heating.

Briefly the property offers entrance hall, open plan lounge and kitchen, sun room, two bedrooms, bathroom/wet room, solar panels, gardens, allocated parking, gas under floor heating and UPVC double glazing,

SWANTON MORLEY

Located a short distance from the busy market town of Dereham, Swanton Morley offers a GP surgery, convenience store, butchers, a primary school, one public house, Darbys and a thriving village hall which is home to many village groups and activities. Hunters Hall, a large Victorian converted barn that hosts conferences and celebrations is located nearby.

Entrance Hall

Glazed composite door to front, loft access, built-in cupboard.

Kitchen

14'0" (4.27m) x 8'11" (2.72m)

Range of fitted units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, tiled splashback, a range of integrated appliances including electric oven, gas hob, extractor fan, fridge freezer, dishwasher and washing machine, UPVC double glazed window to rear.

Lounge

13'11" (4.24m) Min x 18'0" (5.49m)

Open plan lounge area with feature fireplace with marble surround and gas fire, UPVC double glazed French doors opening to conservatory

Sun Room

11'10" (3.61m) x 10'11" (3.33m)

Modern sun room with large central skylight, UPVC double glazed French doors opening to rear garden, two electric heaters for all year round use.

Bedroom One

12'7" (3.84m) x 10'8" (3.25m)

Range of fitted bedroom furniture, UPVC double glazed window to rear.

Bedroom Two

10'7" (3.23m) x 9'2" (2.79m)

UPVC double glazed window to front.

Bathroom

Can be used as a wet room, with bath, shower, WC, hand wash basin fitted with drawers, chrome heated towel rail, fully tiled floor and mostly tiled walls, obscure glass UPVC double glazed window to rear.

Outside Front

Pathway leading to front door, area laid to lawn, plants to borders.

Rear Garden

Paved patio, area laid to lawn, shrubs and ornamental trees to raised beds and borders, outside light.

