

castlemeadow
CARE

Woodgate Park

Retirement Village



Independent living in Norfolk

Your new quality of life

Welcome to Woodgate Park - a beautiful development of retirement bungalows, offering a new quality of life through assisted living in the idyllic village of Swanton Morley.

Designed and built to accommodate comfortable and independent living in later life, this intimate community offers safety, support and complete peace of mind to residents.

About Castlemeadow Care

Since 1999 our family owned business has been helping the people of Norfolk and beyond to make the most of later life, offering care, support and high-quality accommodation throughout our family of care homes and assisted living developments.



“ Woodgate Park offers stunning surroundings, with the security and support that’s needed to ensure our residents can make the most of everything that retirement has to offer. ”

Dr Sanjay Kaushal MbChb



Picturesque setting



Award-Winning GP surgery

“For friendship,
independence
and the very
best in care”

Made for your retirement

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.

Facilities

At the heart of our beautiful assisted living bungalows is a range of high-quality and unique on-site services and facilities.

- On-site award-winning GP surgery with pharmacy
- On-site care home
- Hair salon
- Wi-Fi in communal areas
- Fibre optic broadband available
- Dedicated care and support service
- Residents' social club house
- Domestic help
- 24/7 nurse alarm call system
- Fully wheelchair accessible
- Manicured gardens
- Panoramic countryside views

Inspiring surroundings

Nestled on the edge of Swanton Morley in Norfolk, Woodgate Park benefits from beautiful positioning in-between the picturesque Norfolk countryside and the 2009 Village of the Year.

Just a few minutes away, the local village offers a blend of charm and practicality, with a fantastic selection of helpful amenities.

- Award-winning butcher
- Bakery and patisserie
- General store
- Post office
- Local public house
- Village green
- Regular bus service



Local attractions

We're fortunate to have some fascinating local attractions, from the bustling City of Norwich with its grand cathedral, to the calm serenity of the rolling countryside of North Norfolk with its beautiful beaches and the Norfolk Broads with its scenic waterways and rare wildlife.



The home you deserve

Designed and built to the highest possible standards, with 10-year Architects Certificate, our spacious two-bedroom bungalows are equipped with everything you need to maintain an active and independent lifestyle throughout your retirement.

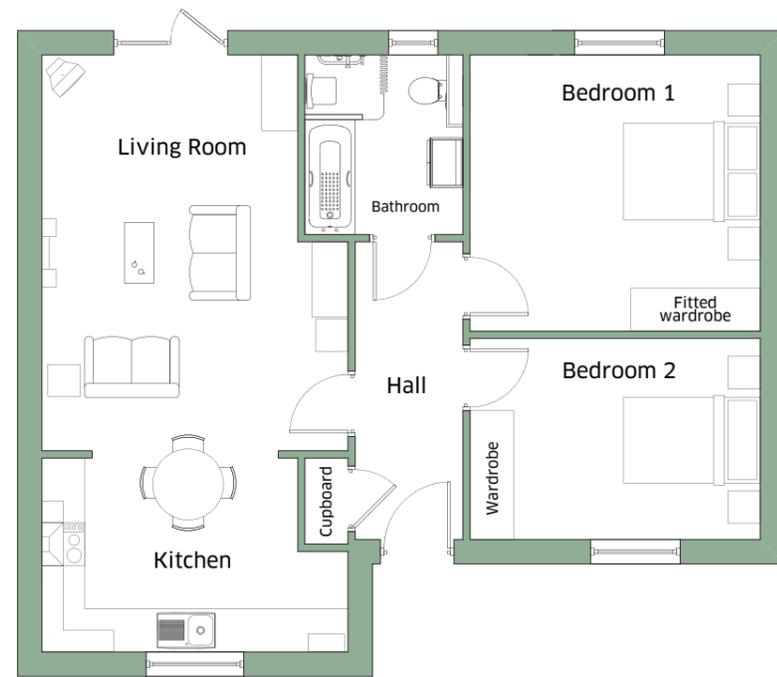
Each bungalow consists of two bedrooms with spacious fitted wardrobes and generous open-plan living space. Kitchens and bathrooms are designed specifically for easy access, with mid-range height cooker and option of drop-down worktops intended to make life that little bit easier. Each bungalow benefits from large patio doors leading to a private patio and garden.

This thriving community is filled with like-minded people, all enjoying life to the full with the peace of mind that professional care – including access to GP surgery on site – and support is always on hand if it's ever needed.

- Spacious two-bedroom bungalows
- Designed with easy access
- Large open-plan living space
- Patio doors leading to patio and garden
- Integrated wet room with shower and bath
- Designated individual parking spaces
- Voltaic solar panels – reducing electricity costs
- Underfloor heating
- Beautifully landscaped gardens
- Pets permitted

Quality and space

Woodgate Park offers four meticulously designed bungalow styles, each benefiting from their own unique features and views, but all sharing the same high standards of finish, with comfortable access to the beautiful gardens, communal areas and facilities.



Typical measurements

| | | | |
|-------------|-----------------------------------|-----------|---------------------------------|
| Living Room | 4.260m x 5.510m (13'11" x 18' 0") | Bedroom 2 | 4.037m x 2.800m (13'3" x 9'2") |
| Kitchen | 4.260m x 2.700m (13'11" x 8'10") | Cupboard | 0.600m x 1.200m (1'11" x 3'11") |
| Bathroom | 2.200m x 2.500m (7'3" x 8'2") | Hall | 1.500m x 4.145m (4'11" x 13'7") |
| Bedroom 1 | 4.037m x 3.845m (13'3" x 12'7") | | |

Chestnut Bungalow

Bungalows 45 to 49

A selection of charming two-bed detached bungalows, with some enjoying the choice of an adjoining garage. The Chestnut Bungalows offer beautiful views of the wildflower meadow and landscaped gardens. Internally, there are all the considerate design features you'd expect and more, including electric controlled curtains in some rooms.

Birch Bungalow

Bungalows 37, 38, 43 and 44

These generously proportioned two-bed detached bungalows all benefit from their own garage space, with views of the manicured gardens and landscaped surroundings. As with all our bungalows, the interiors are filled with carefully planned design features, including electric controlled curtains for your comfort and convenience.

Cedar Bungalow

Bungalows 39 to 42

Enjoying a location near the heart of the village and the residents' club house, these beautiful two-bed bungalows are perfect for people who want to feel close to the beating pulse of village life. All properties benefit from inspiring views across the landscaped gardens, with the usual high-quality interior design features and fittings.

Willow Bungalow

Bungalows 25 to 36

With spacious plot sizes, these delightful two-bed properties come in semi-detached and townhouse format, offering lovely vistas of the village and surrounding landscaping. Each property benefits from the high-quality design and modern conveniences that you'd expect from Castlemeadow Care, all to encourage comfortable living.



Fixtures and Fittings

Kitchen

- Fully-fitted traditional kitchen units
- Wooden block design work tops finished with cream brick style wall tiles
- LED lighting underneath the wall units
- Integrated units with
 - combined washing/drying machine
 - dishwasher
 - fridge/freezer
 - low level electric fan oven
- 4 Gas hob
- Extraction hood and tiled splash back
- Monoblock mixing tap

Bathroom

- Grohe Avenis shower-level access
- Twyfords/Armitage Shanks Bath concealed with tile panelling
- Grohe Rapid SL WC frame (concealed cistern) with Armitage Sandringham wall hung pan
- Partial and full height tiling
- Heated tiled flooring
- Gloss wall hung vanity unit
- Ideal Cone Range bath and basin taps
- Shaver socket

Internal fixtures

- Double glazed windows
- Patio doors leading to a small patio area
- Feature fireplace with marble surround
- Integral wardrobe in the master bedroom

Lighting, heating and electricals

- Voltaic Solar Panels (electricity generating home/grid use)
- Recess LED down lighting in the kitchen, bathroom and hallway
- Pendant lighting in the lounge and bedroom
- Generous multiple raised socket points
- Wiring for TV, FM & Satellite signal in the lounge and master bedroom
- Extract ventilation to kitchen and bathroom
- Efficient gas central Viessmann Combi-Boiler (7 year warranty)
- Thermostat temperature controls and underfloor heating
- Lighting to external terraces
- Telephone connection points in lounge, hallway and master bedroom
- External socket
- Intruder alarm





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 Gp surgery with pharmacy

