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THE STORY OF

Four Seasons

Wretham, Norfolk

SOWERBYS



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Four Seasons

The Park, Wretham, Norfolk
IP24 1RJ

Delightful Semi-Detached Cottage

Stunning Semi-Rural Location

Grounds Extending to 0.75 Acres (STMS)

A Wealth of Charming Features

Three Bedrooms; Two First Floor
and One Ground Floor

Brick Workshop and Shed

Ample Off-Road Parking

No Onward Chain

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Offered to the market with no onward chain, this delightful semi-detached cottage features deceptively spacious accommodation over two floors with mature grounds of approximately $\frac{3}{4}$ of an acre (STMS). The plot comprises a blend of formal gardens, lightly wooded areas and even a brick workshop and adjoining storage shed.

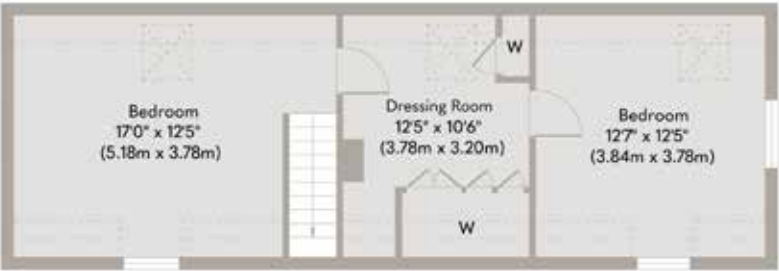
Accessed via a country track which leads past the delightful village church and through fields and woodland, the property enjoys an excellent degree of seclusion with an 'off the beaten track' feel.

Having been a much loved family home for several decades, the property has been updated throughout the years however retains much of its original character and charm. Notably, the home was extended to the side, providing additional space on the ground floor and an extra bedroom to the first floor, with a layout to suit those with requirements for annexe potential or even a quaint holiday let cottage, subject to any necessary consents.

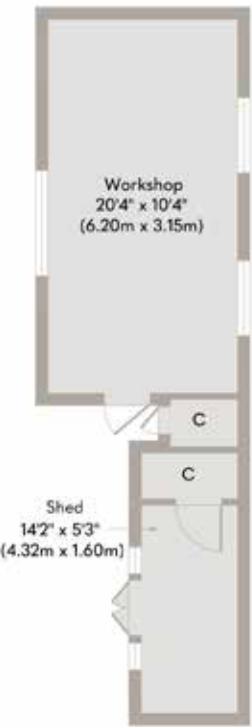


...we've loved the quiet of the countryside, it's been a lovely space to garden.





First Floor
Approximate Floor Area
539 sq. ft
(50.05 sq. m)



Outbuilding
Approximate Floor Area
296 sq. ft
(27.53 sq. m)



Ground Floor
Approximate Floor Area
978 sq. ft
(90.82 sq. m)

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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Wretham

TRANQUIL VILLAGE LIFE IN THE BRECKS

The desirable village of Wretham, also known as East Wretham, is located approximately 6 miles from Thetford within the heart of the Brecks.

The village hall in the heart of the community and hosts regular events throughout the year including a fortnightly lunch club, pilates, games afternoons and quiz nights. There is also a basketball court and a small park for children to enjoy just next door.

East Wretham Heath is a Norfolk Wildlife Trust nature reserve and is home to many rare species of plants and insects, as well as scarce breeding birds such as woodlark and redstart. There are also several meres on site where numerous waterbirds can often be found.

When looking for a family day out, within approximately 8 miles is the popular Snetterton Circuit, which hosts various track days, races, and driving experiences. There is also the pretty south Norfolk village of Banham, which is renowned for its Zoo with a private collection of animals and has been open to the public for more than 40 years.

Less than 10 minutes away is Thetford Forest, a haven for wildlife where you can enjoy cycle trails, fantastic walks and High Lodge, which is home to Go Ape, various trails, and play areas for children.

Thetford itself provides frequent mainline commuter services to Cambridge, connecting to London Kings Cross.

Ideally situated for tranquil village life, whilst an equal distance from Norwich, King's Lynn and Cambridge - Wretham is a wonderful place to be.



Note from the Vendor



“It’s a beautiful,
welcoming,
natural space.”



SERVICES CONNECTED

Mains electricity. Private water supply via borehole, drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref:- 9434-7320-0409-0501-3222

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

Freehold.

LOCATION

What3words: ///unsecured.backswing.marriage

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SOWERBYS

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Journey*

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more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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