



MILL STONE GREEN

O.I.E.O

£400,000

WRETHAM, IP24 1FP

FREEHOLD

Chilterns

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WRETHAM, IP24 1FP

Enjoy hassle free living in this extremely well presented, modern property set within a delightful rural village of Wretham. This family home enjoys field views to the rear and benefits from a generous south-west facing rear garden. This is certainly one not to be missed!

## SITUATION LOCATION

The sought after village of Wretham is located within the heart of the Brecks on the fridge of Thetford Forest. Thetford town is approximately four miles from the property which benefits from a range of amenities, schools, doctors, dentists, bus interchange and mainline rail way with services to Cambridge connecting to London Kings Cross. Wretham boasts a fine church and an active village hall which hosts regular events throughout the year. There is also a basketball court and a small park for children to enjoy just next door.

When looking for a day out with the family, within approximately eight miles is the popular Snetterton Circuit, which hosts various track days, races, and driving experiences. There is also the 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.

## Description

**Local Authority:** Breckland District Council

**Council Tax:** D - £2,055





Chilterns are proud to offer this extremely well presented family home set in a rural location on the edge of the Norfolk village of Wretham. This delightful four bedroom house benefits from a larger than average south-west facing rear garden, detached garage, driveway parking and en suite to bedroom one. There is also some years remaining on the ICW structural warranty. We believe this property would suit a growing family and viewings are strongly advised!

**ENTRANCE HALL** Entrance door to front, stairs leading to first floor landing, doors to ground floor accommodation, Bibury distressed engineered oak flooring, double glazed window to front.

**KITCHEN / DINING ROOM** Fitted with a range of base and wall mounted kitchen units with work surfaces over, incorporating one and a half bowl butler sink unit. Eye-line double oven, five ring hob with extractor hood over, integrated fridge and freezer, integrated dishwasher, tiled splash backs, breakfast bar, space for dining table and chairs, under stairs storage cupboard, Bibury distressed engineered oak flooring, sealed unit double glazed French style doors leading to rear patio area, four double glazed windows to rear.

**UTILITY ROOM** Fitted with base and wall mounted kitchen units (to compliment those in the kitchen) with work surfaces over, incorporating stainless steel sink unit. Plumbing for washing machine, tiled splash backs, extractor fan, Bibury distressed engineered oak flooring, double glazed window to front. Door to:

**LOUNGE** Fitted carpet, double glazed window to front.

**CLOAKROOM** Two piece suite comprising; WC, vanity sink unit with tiled splash backs, extractor fan, Bibury distressed engineered oak flooring, double glazed window to side.





**GALLERIED LANDING** Doors to first floor accommodation, access to loft space, fitted carpet, double glazed window to front.

**BEDROOM ONE** Fitted carpet, double glazed window to rear overlooking fields, radiator. Door to:

**EN SUITE** Three piece suite comprising; WC, fully tiled shower cubicle with rainfall shower over, pedestal sink unit, fully tiled walls, extractor fan, tiled flooring, double glazed window to rear, heated towel rail.

**BEDROOM TWO** Fitted carpet, double glazed window to front, radiator.

**BEDROOM THREE** Fitted carpet, double glazed window to rear, radiator.

**BEDROOM FOUR** Fitted carpet, double glazed window to front, radiator.

**BATHROOM** Three piece suite comprising; WC, panelled bath with rainfall shower over and shower attachment, pedestal sink unit, part tiled walls, extractor fan, tiled flooring, double glazed window to side, heated towel rail.

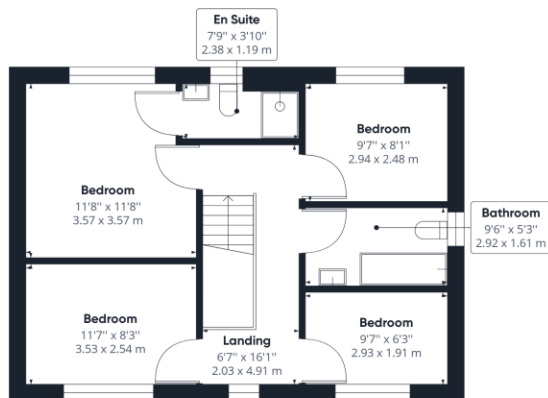
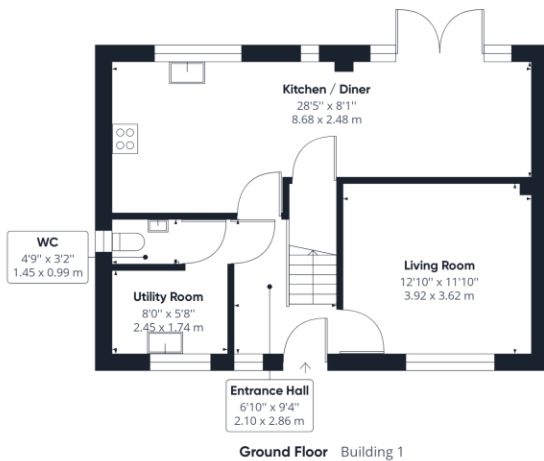
**OUTSIDE** Low maintenance front garden with views over communal green area. The front is mainly laid to shingle with lawn area and path leading to front entrance door and a further path leads to a side pedestrian gate. The remainder is block paved brick weaved providing off road parking and gives access to the single garage.

The south-west facing rear garden is mainly laid to lawn and benefits from a small patio area, side pedestrian access gate giving access to the driveway and outside tap. The rear is fully enclosed by fencing.

**GARAGE** Detached garage with electric roller door, eaves storage and power/light connected.







**Approximate total area<sup>(1)</sup>**  
 1094.97 ft<sup>2</sup>  
 101.73 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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