

1 The Row
Wretham
Thetford
IP24 1RG



1 The Row

Guide Price £575,000

The charming fully modernised & extended cottage..

Located in the charming and tranquil village of West Wretham, 1 The Row offers a unique countryside living experience. The property is accessed via a private drive, situated 0.75 miles from the nearest public road, providing a secluded and peaceful environment. Despite its serene location, the village is conveniently located just 20 miles from Bury St Edmunds and 7 miles from Thetford.

The village of West Wretham is part of The Brecks, known for its picturesque surroundings and abundance of outdoor activities. Nearby attractions include East Wretham Nature Reserve and Thetford Forest Park, perfect for nature enthusiasts and those who enjoy outdoor adventures.

Upon entering this home, you are welcomed by a spacious and inviting interior. To the left, a lounge area or formal dining space awaits, featuring dual aspect windows and ample room for a wood burner to create a cozy atmosphere. On the right, another versatile space with a feature fireplace leads seamlessly into the well-equipped kitchen. The kitchen is fitted with modern amenities including an American fridge freezer, stoves electric cooker, Butler sink, and space for a dishwasher. Natural light floods the kitchen dining area through bifold doors and large Velux windows, offering delightful views of the rear garden.

The property is fully equipped with oil fired underfloor heating in the kitchen and dining area, along with radiators throughout the rest of the house for added comfort. Moving through to the rear hallway, a convenient utility room with base cabinets, sink, and space for a washing machine and tumble dryer can be found. Adjacent to the utility room is a downstairs cloakroom for added convenience.

Heading upstairs, you will discover three bedrooms, each uniquely designed with charming features like fireplaces and ample storage space. The master bedroom boasts an ensuite complete with a walk-in shower, toilet, and heated towel rail. Additionally, there is a family bathroom on this level featuring a bath, sink, and toilet.

Outside, 1 The Row offers a generous front garden along with a spacious rear garden, perfect for outdoor enjoyment and relaxation. The stunning bifold doors lead out to a patio area, ideal for al fresco dining or entertaining guests. Further enhancing the property is a double carport and breathtaking views of the surrounding fields, adding to the allure of this countryside retreat in West Wretham.

Agents notes...

Council Tax Band TBC.

Local Authority

Breckland

Council Tax Band New Build

EPC Rating



Contact

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TOTAL FLOOR AREA: 1985 sq. ft. (184.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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