



Watton Road, Wretham, Thetford, IP24 1QS

welcome to

Watton Road, Wretham, Thetford

A beautifully presented three-bed period home in popular Wretham, blending original charm with modern living. Boasting a garden room, wood burner, stylish interiors & landscaped garden, viewing is absolutely essential!



Summary

Set in the idyllic village of Wretham, this exquisite character home strikes the perfect balance between original charm and contemporary living-all within moments of the stunning East Wretham Heath nature reserve and just a short commute from Thetford.

Boasting a range of beautifully retained period features, this property has been lovingly maintained and thoughtfully enhanced by the current owners, creating a truly turn-key home that's ready to enjoy from day one.

Step inside via the inviting dining room and discover a wealth of well-proportioned living space. The cosy sitting room features a character wood burner, ideal for winter evenings, while the open-plan kitchen and garden room is a real showstopper. With its feature stone wall, natural light and seamless flow to the outdoors, this is the undoubted heart of the home-perfect for entertaining, cooking and everyday family life.

Upstairs, you'll find three generous bedrooms and a stylish, modern family bathroom. Outside, the landscaped rear garden offers a peaceful, low-maintenance haven with mature planting and a decked seating area-ideal for relaxing or al fresco dining.

Viewing is essential to fully appreciate the elegance, lifestyle and quality on offer.



The Accommodation

Entrance door to:

Dining Room

17' x 12' 2" (5.18m x 3.71m)

With door to front, stairs leading to the first floor landing, built in storage cupboard, window to front and radiator.

Living Room

14' 7" max. x 17' 1" max. (4.45m max. x 5.21m max.)

With exposed beams, feature fireplace with an inset woodburner, TV point, window to front and radiator.

Kitchen / Garden Room

26' 11" max. x 12' 6" max. (8.20m max. x 3.81m max.)

With a range of fitted kitchen units at wall and base level with work surface over, space and point for range cooker with tiled splashback and cooker hood over, inset butler sink with mixer tap over, space for fridge/freezer, built in utility cupboard, space and plumbing for dishwasher, window and door to rear and radiator.

First Floor Landing

With window to rear and radiator.

Master Bedroom

14' 7" max. x 8' 11" max. (4.45m max. x 2.72m max.)

With window to front and radiator.

Bedroom Two

13' 3" x 9' 3" (4.04m x 2.82m)

With window to front and radiator.

Bedroom Three

11' 8" x 7' 7" (3.56m x 2.31m)

With built in storage cupboard, window to rear and radiator.

Bathroom

With low level W.C, wash hand basin with taps over, bath with shower attachment and taps over, window to front and heated towel rail.

Outside

To the rear of the property, the rear garden is mainly laid to lawn with a timber decking area and a range of shrubs throughout.



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- Charming Three Bedroom Period Property
- Located in the Sought After Village of Wretham
- Short Drive to Thetford & Mainline Train Links to Cambridge and Norwich
- Tastefully Modernised Throughout whilst Retaining Original Character
- Separate Sitting and Dining Rooms
- Open-Plan Kitchen and Garden Room with Exposed Stone Wall
- Landscaped Rear Garden with Mature Planting and Seating Area
- Peaceful Location with Nature Reserve Walks on the Doorstep

Tenure: Freehold
Council Tax Band: A

Guide Price

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
THF108033 - 0002

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