



**Mill Stone Green, Wretham, Thetford, IP24 1FP**

**welcome to**

## **Mill Stone Green, Wretham, Thetford**

A modern and immaculately presented two-bed end terraced house in Wretham, built in 2019! Boasting a stylish interior, west-facing garden, and two allocated parking spaces, set in a peaceful village setting near nature reserve, with easy access to Thetford & train links - view today!



## Summary

Set on a generous corner plot in the charming Norfolk parish of Wretham, this modern end-terraced home, built in 2019, offers the perfect balance of peaceful rural living with easy access to nearby town amenities.

Enjoy a relaxed village lifestyle with East Wretham Heath Nature Reserve right on your doorstep-ideal for walking enthusiasts and birdwatchers-while remaining within easy reach of Thetford, which provides a wider range of supermarkets, restaurants, shops, a cinema complex, and a mainline train station with direct services to Cambridge and Norwich.

The home is immaculately presented, bright, and energy efficient-ideal for first-time buyers or investors alike. The accommodation begins with a sleek, modern kitchen/diner, a handy downstairs W.C, and a light-filled living room with patio doors leading out to the rear garden, creating a seamless indoor-outdoor flow.

Upstairs, there are two double bedrooms and a contemporary family bathroom.

Outside, the west-facing rear garden is laid to lawn and ideal for evening relaxation, while two allocated parking spaces add further convenience.

Early viewing is essential to appreciate the lifestyle and value on offer here.

## The Accommodation

Entrance door to:

### Kitchen / Dining Room

12' 3" x 10' ( 3.73m x 3.05m )

With a range of fitted kitchen units at both wall and base level with work surface over, inset sink unit with mixer tap and drainer over, integrated electric oven, integrated hob with cooker hood over, integrated fridge/freezer, integrated washing machine, window to front, door to Hallway and further door to:

### Downstairs Cloakroom

With low level W.C, wash hand basin with mixer tap over and window to front.

### Living Room

15' 7" x 11' ( 4.75m x 3.35m )

With TV point and French doors leading out to the rear garden.

### Hallway

With stairs to:

### First Floor Landing

### Master Bedroom

10' 8" x 8' 6" ( 3.25m x 2.59m )

With window to front and radiator.

### Bedroom Two

10' 6" x 8' 6" ( 3.20m x 2.59m )

With window to rear and radiator.

### Bathroom

With low level W.C, wash hand basin with mixer tap over, bath unit with mixer tap and shower attachment over, heated towel rail and window to rear.

## Outside

### Front Garden

To the front of the property, there is a small front garden and two allocated parking spaces.

### Rear Garden

To the rear, the garden is fully enclosed, largely laid to lawn and has a paved patio area.

### Agents Note

Please note that the sewage to this property is via a shared treatment plant. Please contact the Branch for more information regarding this.



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## Mill Stone Green, Wretham, Thetford

- Modern End-Terraced House, Built in 2019
- Peaceful Norfolk Village Location with Countryside Walks Nearby
- Two Double Bedrooms & Contemporary Family Bathroom
- Sleek, Well Equipped Kitchen with Space for Dining
- Bright Living Room with Patio Doors to the Rear Garden
- Westerly Facing Rear Garden - Perfect for Evening Sun
- Two Allocated Parking Spaces
- An Energy Efficient Offering, Perfect for First Time Buyers or Investors!

Tenure: Freehold EPC Rating: B

guide price

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THF107704 - 0001

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