



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



**welcome to**

**Mill Stone Green, Wretham Thetford**

A modern and immaculately presented three-bed end terraced house in Wretham, built in 2019! Boasting a stylish interior, spacious rear and side gardens, and double width driveway, set in a peaceful village setting near nature reserve, with easy access to Thetford & train links - view today!



### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front and stairs leading to the first floor landing.

#### **Downstairs Cloakroom**

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

#### **Living Room**

13' 11" x 9' 3" ( 4.24m x 2.82m )

With TV point and window to front.

#### **Kitchen / Diner**

16' 4" x 11' 3" ( 4.98m x 3.43m )

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space for fridge/freezer, space and plumbing for washing machine, electric cooker and hob, dual aspect windows to both the side and rear and built in storage cupboard housing air source heat pump.

#### **First Floor Landing**

With window to side.

#### **Master Bedroom**

11' 4" x 9' 3" ( 3.45m x 2.82m )

With window to rear and radiator.

#### **Master En-Suite**

With low level W.C, wash hand basin with taps over, shower cubicle with shower attachment over and heated towel rail.

#### **Bedroom Two**

9' 10" x 9' 1" ( 3.00m x 2.77m )

With window to front and radiator.

#### **Bedroom Three**

7' x 6' 10" ( 2.13m x 2.08m )

With bay window to front and radiator.

### **Family Bathroom**

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

#### **Outside**

##### **Front Garden**

To the front of the property, there is a double width brickweave driveway, providing plenty of space for off road parking.

##### **Rear Garden**

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

#### **Agents Note**

Please note that there is a Management Charge associated with this property, payable to Stonebridge Green Management Company. It contributes towards the maintenance of the sewage treatment plant, management of communal green areas and roads and other professional costs. It is estimated to be £98.60 per month for 2026.

Please speak to the Branch or your Legal Representative for further details.



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

- End Terrace Family Home
- 3 bedrooms
- Superbly presented internally
- Enviably village setting
- VIEWING ESSENTIAL!

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

**£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
THF108241 - 0003

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