



2 Hall Farm Cottages

Wretham, IP24 1RH

This charming three-bedroom semi-detached house located in a serene rural setting, offers a peaceful escape. Boasting a family bathroom and a separate W/C, the property features a kitchen / diner perfect for entertaining, complemented by a feature log burner & oil heating for added comfort. Admire the picturesque field views from the lounge and make use of the convenient brick-built outbuilding. Don't miss out on this opportunity - call now to arrange a viewing!

Council Tax band: B

Tenure: Freehold

Porch

3' 11" x 3' 9" (1.20m x 1.14m)

Door to lounge, with radiator, and carpet flooring.

Lounge

10' 11" x 16' 8" (3.32m x 5.07m)

Window to front, feature log burner, built-in storage cupboard, radiator, and carpet flooring, with door to kitchen / diner.

Kitchen / Diner

11' 0" x 16' 2" (3.35m x 4.93m)

Windows to side and rear, matching wall and base units with worktop over, inset 1 bowl sink unit with individual taps over, tiled splash backs, with space for freestanding, fridge / freezer, cooker, and dishwasher, feature fireplace with surround, with radiator, vinyl flooring, door to lobby, and stairs to first floor landing.





Porch

3' 11" x 3' 9" (1.20m x 1.14m)

Door to lounge, with radiator, and carpet flooring.

Lobby

6' 3" x 7' 1" (1.91m x 2.16m)

Window to side, under counter oil fired boiler, space for washing machine, with radiator, wood effect vinyl flooring, and doors to W/C and side.

W/C

2' 8" x 6' 5" (0.82m x 1.95m)

Frosted window to rear, low level W/C, wash basin with individual taps and tiled splash back over, with radiator, and wood effect flooring.

First Floor Landing

3' 2" x 17' 1" (0.96m x 5.21m)

Doors to all bedrooms and family bathroom, with window to side, carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

9' 5" x 9' 5" (2.88m x 2.87m)

Window to front, built-in wardrobe / storage cupboard with hot water cylinder enclosed, with radiator, and carpet flooring.

Bedroom 2

10' 1" x 8' 10" (3.07m x 2.70m)

Window to rear, with radiator, and carpet flooring.

Bedroom 3

8' 6" x 6' 4" (2.58m x 1.92m)

Window to rear, built-in wardrobes, with radiator, and carpet flooring.



Bathroom

9' 6" x 6' 0" (2.89m x 1.83m)

Frosted window to side, bath with individual taps and separate electric shower over, low level W/C, wash basin with individual taps over, partial wall tiling, with radiator, and wood effect vinyl flooring.

Garden

The property benefits from a generous wrap around garden, which is mainly laid to lawn, with multiple mature trees, and a low level brick wall to two sides. Furthermore the property offers a patio area to the rear, with log store, and a brick built outbuilding. Pathways lead from the parking area to the patio area, door to lobby, and front door.

Parking

The property benefits from off-street parking, available on a first come first served basis, to the rear.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,674.69 per annum for 2024/25.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

Lawsons Estate Agents

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