



Foxboro
Peddars Way | Wretham | Norfolk | IP24 1RA

ROOM TO GROW



Set in a charming village, this much-loved family home has evolved over 40 years - quite literally! Extended and reimagined by the current owners in 2016, it blends space, character, and versatility, perfect for modern living. With four bedrooms, an ensuite, a family bathroom and a fantastic open-plan kitchen/breakfast room, there's plenty of room to grow.

The lounge, dining room, garden room and family/TV room offer even more flexibility. Outside, you'll find a generous driveway, a pretty garden and a double garage with workshop. Conveniently located near Thetford and Watton with easy access to the A11, this home ticks all the right boxes.

PEDDARS WAY



KEY FEATURES

- Superb Detached Village Home
- Very Well Looked After By Current Owners
- Extended Accommodation
- Great Family/TV/Sitting Room
- Lounge With Wood Burner
- Fabulous Open Plan Kitchen Breakfast Room With Vaulted Ceiling
- Dining Room and Useful Utility Room
- Garden Room/Conservatory
- Four Bedrooms, En suite and Family Bathroom

With multiple ground-floor rooms to explore, this isn't a home that forces you into one way of living. Need a snug for lazy Sunday afternoons? A kitchen space that can handle everything from weekday dinners to festive feasts? A home office that doesn't double as the kitchen table? No problem - there's a place for it all. Whether you're hosting, relaxing, working, or just chasing the kids through the house, this home has the flexibility to keep up.

Step Inside

Step into this well-presented home and hybrid workers will be delighted to find a dedicated study tucked neatly to the right - no more precariously balancing your laptop on the kitchen table! Perfectly positioned near the cloakroom and just a stone's throw from the fridge for those all-important motivational snacks, this is the ideal space to get things done.

Open And Inviting

The current owners have embraced open-plan living while maintaining distinct, purposeful spaces. The bright and inviting living room - complete with a charming wood-burning stove for cosy nights - flows effortlessly into the dining area, which then opens into the impressively spacious kitchen/breakfast room. This well-thought-out layout allows for easy socialising while cooking, keeping an eye on the kids, or simply enjoying a seamless, free-flowing space. Whether hosting guests, entertaining, or gathering as a family, this home perfectly balances openness with warmth and functionality.

Heart Of The Home

At the heart of this home sits the open-plan kitchen and breakfast room, a bright and breezy space that was generously expanded during an extension in 2016. Skylights and double-aspect windows team up to bathe the room in natural light, making every day feel a little sunnier. Culinary aficionados will love the newly installed shaker-style cabinets, providing ample storage for everything from spices to secret snack stashes. The kitchen is well-equipped with an integrated eye-level double oven, induction hob and a (never-used) dishwasher. With a utility room tucked away at the back, keeping the household running smoothly has never been easier.





KEY FEATURES

Spaces To Shape

The brick-built garden room/conservatory is a versatile space, ready to adapt to your needs. Currently set up as a games room with a bar, it's a fun space for entertaining, but if you prefer plants over pool tables, this sunny spot is ideal for your plants to soak up the light and thrive. The flexibility continues with a generous room to the right of the property, currently purposed as a TV/cinema room. Whether you're dreaming of a cosy snug, a fun playroom for the kids, or a creative hobby room, this space can be easily transformed to match your lifestyle. With just a few tweaks, it's whatever you need it to be.

Explore Upstairs

Head up the stairs and you will discover four comfortable bedrooms. The principal bedroom comes with an ensuite bathroom, making those early mornings just that little bit easier.

The other three bedrooms offer versatile space for family, guests, or even a first-floor home office if you're working remotely. Each room has its own unique appeal and is ready to serve whatever purpose you have in mind. A well-appointed family bathroom caters to the additional bedrooms, featuring both a bath and a separate shower cubicle.

Step Outside

If outdoor space is high on your wish list, this home more than delivers. The private garden is a true retreat, with mature trees, shrubs and perfectly placed seating areas. Predominantly laid to lawn, it also boasts a spacious patio - ideal for outside dining, summer gatherings, or simply unwinding in the sunshine.

Green-fingered enthusiasts will love the potting shed and greenhouse, while a separate shelter keeps garden furniture dry. A large wood store ensures the log burner stays well-stocked and the impressive double garage/workshop with electric doors is a dream space for DIY projects or hobbyists.

























INFORMATION



Set back from the road, the property is reached via a gravel horseshoe driveway, providing ample parking space for multiple vehicles and easy access to the double garage. The front has been planted with trees and shrubs, which add to the sense of privacy.

On The Doorstep...

Nestled in the charming village of East Wretham, this home offers a peaceful countryside setting with easy access to everything you need. Enjoy fresh air, scenic walks, and friendly neighbours who always wave.

The property lies along Peddars Way, a historic 46-mile footpath stretching from Suffolk's Knettishall Heath to Holme-next-the-Sea on the Norfolk coast. Popular with walkers and cyclists, it is thought to follow an old Roman road through beautiful countryside, farmland, and heathland.

How Far Is It To...Despite its rural feel, you're never too far from civilization – Thetford (7.2 miles) and Watton (8.3 miles) are just a short drive away, offering everything from supermarkets to cosy pubs. Plus, with Norwich (29 miles) within easy reach, you can pop into the city for shopping, culture, and a good coffee whenever the mood strikes.

Directions

What Three Words Location Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///cats.police instincts](https://cats.police instincts)

Services, District Council and Tenure

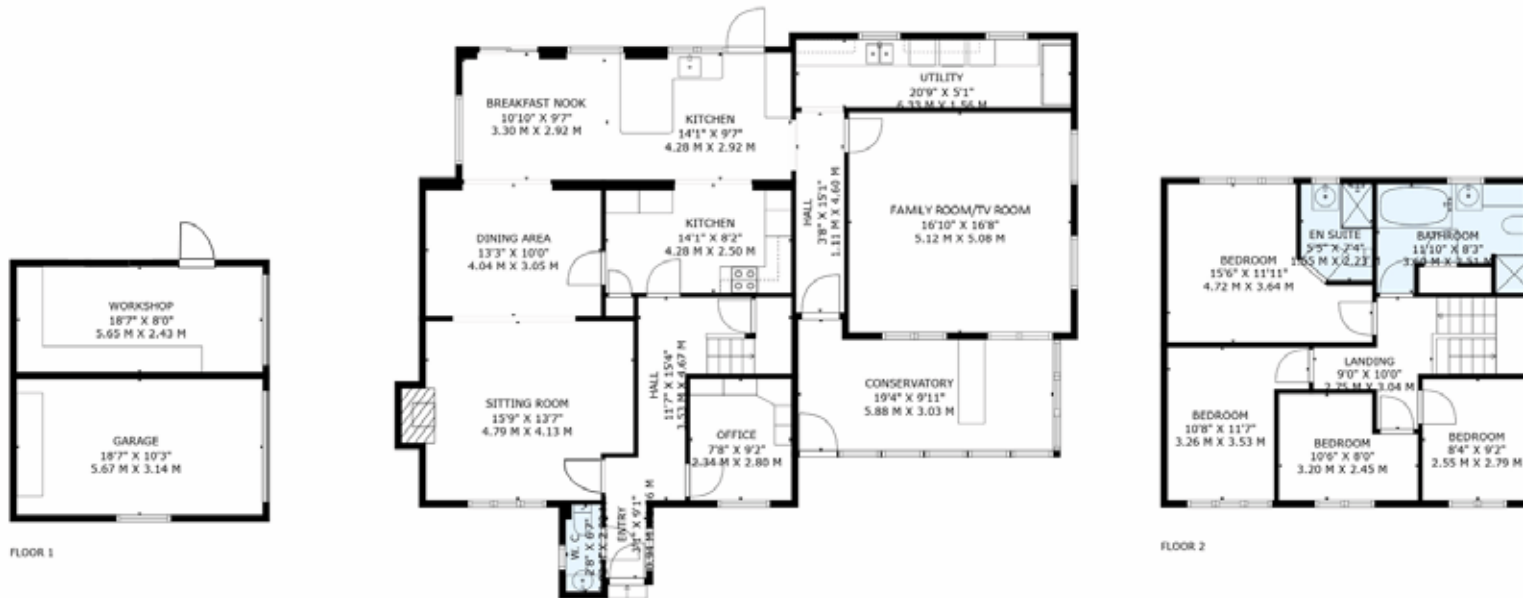
Mains Electricity & Water, Oil Fired Central Heating, Private Drainage

Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check Mobile/Broadband Availability

Breckland District Council - Tax Band E

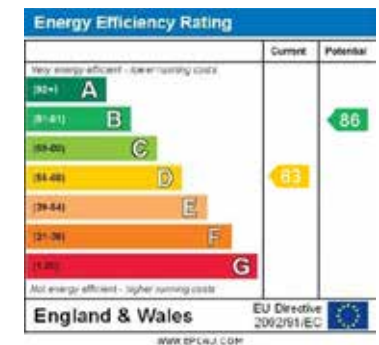
Tenure Freehold



TOTAL: 2239 sq. ft, 208 m2
FLOOR 1: 1578 sq. ft, 147 m2, FLOOR 2: 661 sq. ft, 61 m2
EXCLUDED AREAS: WORKSHOP: 149 sq. ft, 14 m2, GARAGE: 191 sq. ft, 18 m2, FIREPLACE: 9 sq. ft, 1 m2
 All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcqp.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

