



Lawsons
ESTATE AGENTS

8 Mill Stone Green, Wretham
£220,000

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Wretham, IP24 1FP

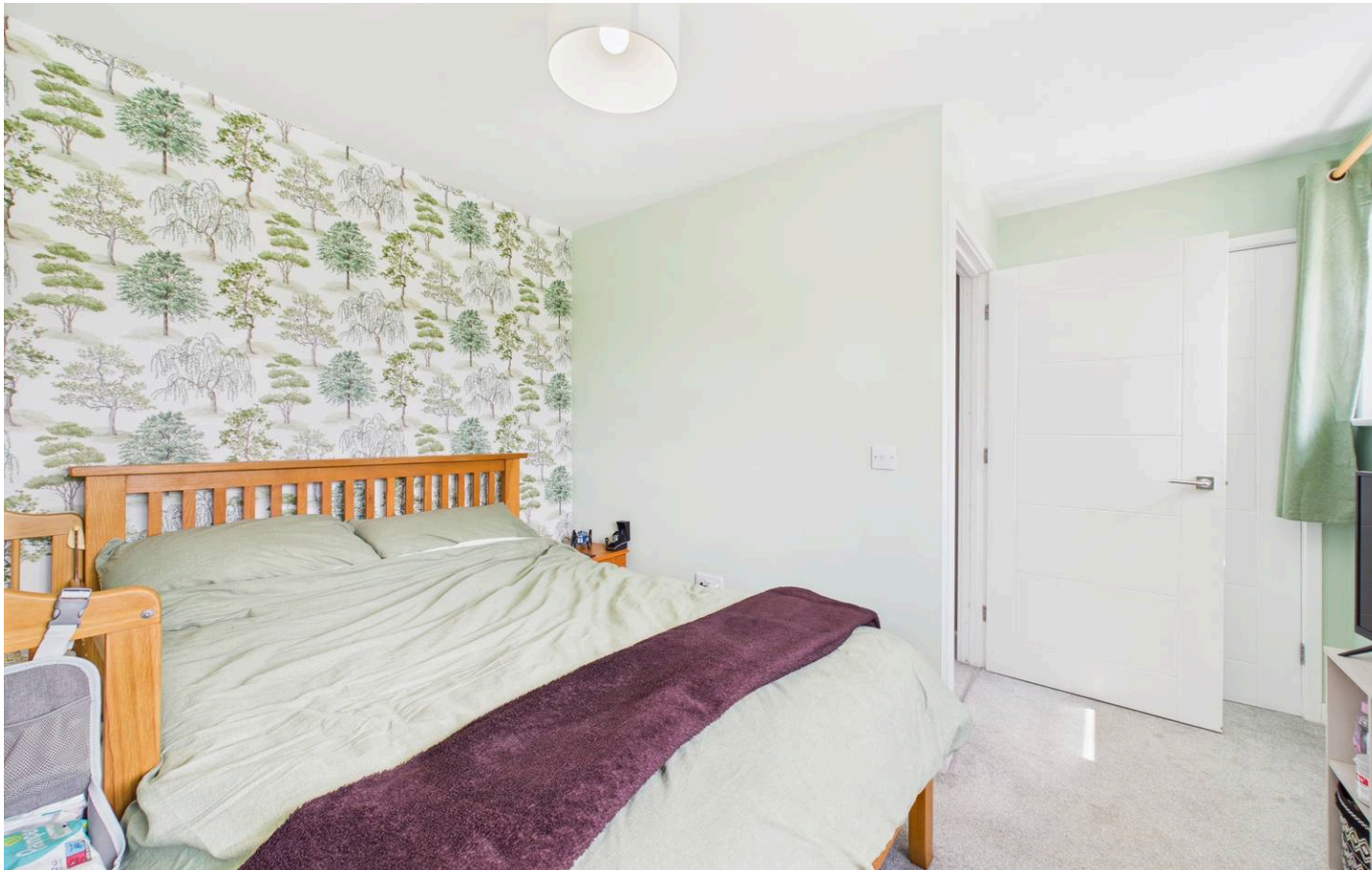
Nestled in the heart of a popular village location, presenting a delightful 2 bedroom semi-detached house that exudes charm. This property boasts an enclosed rear garden, ideal for relaxing or entertaining guests. Step inside to discover a modern kitchen, complete with sleek appliances, leading to a spacious lounge/diner - perfect for cosy nights in or hosting celebrations. The property further impresses with a family bathroom, downstairs WC, and two double bedrooms, offering both comfort and convenience. With an air source heat pump ensuring efficiency, this home epitomises contemporary living. Don't miss out - call now to view this gem!

Council Tax band: B

Tenure: Freehold

- ENCLOSED REAR GARDEN
- AIR SOURCE HEAT PUMP
- POPULAR VILLAGE LOCATION
- BRICKWEAVE DRIVEWAY
- FAMILY BATHROOM
- DOWNSTAIRS WC
- MODERN KITCHEN
- LOUNGE / DINER
- TWO DOUBLE BEDROOMS
- CALL NOW TO VIEW!





Kitchen

12' 2" x 10' 2" (3.72m x 3.09m)

Window to front, wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashback and tiled flooring with underfloor heating. Built in single oven, electric hob with cooker hood over, space for upright fridge freezer and built in washing machine. Doors to storage cupboard housing the air source heating system, hot water cylinder and space for tumble dryer, further doors to downstairs WC and lounge / Diner.

Downstairs WC

3' 1" x 5' 11" (0.93m x 1.81m)

Window to front, low level WC, vanity style wash basin with storage under, tiled flooring with underfloor heating and extractor fan.

Lounge / Diner

15' 6" x 11' 2" (4.73m x 3.41m)

Two windows to rear, carpet flooring with underfloor heating, door to under stairs cupboard, stairs to first floor landing and French doors to the rear garden.

First Floor Landing

3' 9" x 10' 4" (1.14m x 3.14m)

Doors to both bedrooms and bathroom, carpet flooring and loft hatch with built in ladder.

Bedroom 1

8' 3" x 10' 9" (2.51m x 3.27m)

Two windows to front, radiator, carpet flooring and built in wardrobe.

Bedroom 2

8' 2" x 10' 5" (2.50m x 3.17m)

Window to rear, radiator and carpet flooring.

Bathroom

6' 9" x 6' 3" (2.05m x 1.90m)

Window to rear, bath with mixer tap and rainfall shower over, glass shower screen, low level WC, wash basin, part wall tiling and tiled flooring, heated towel rail and extractor fan.



Front Garden

Mainly laid to brick weave driveway, shingle boarder and air source heating unit located to the side with pathway leading to the front door.

Rear Garden

The rear garden is mainly laid to lawn with a sandstone patio area to the immediate rear, selection of mature plant boarders, raised vegetable beds, with space for summerhouse, and gate to the side.

Driveway

The property offers ample off road parking with brick weave driveway located to the front of the property.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,858.23 per annum for 2025/26. Please be advised that the property is subject to a service charge estimated to be £95 per month in the proposed budget for 2026. This charge contributes towards the upkeep and management of the development, including: Maintenance and operation of the sewage treatment plant, care and management of communal green areas, road maintenance within the development, and professional and management costs associated with these services. Due to the presence of the sewage treatment plant, the property benefits from a reduced water bill as there is no requirement for mains sewage services. Further details regarding the service charge amount can be provided upon request. Furthermore, the vendors have advised that they will be removing the summerhouse from the property upon completion. For more information, please contact the office.



Anti-Money Laundering Regulations

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

Viewing

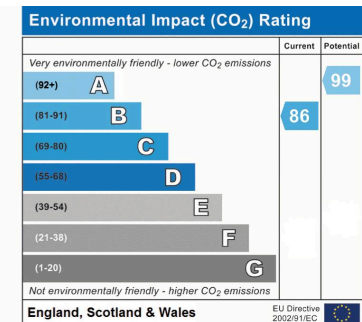
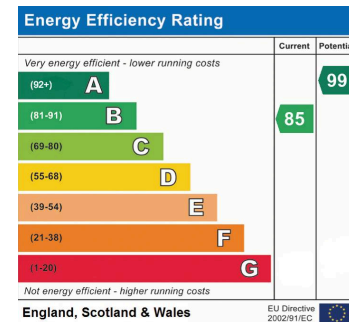
Strictly by an appointment via Lawson's Estate Agents 01842 755422.

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.



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