



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

**welcome to**

**Mill Stone Green, Wretham, Thetford**

GUIDE PRICE: £240,000 - £260,000! 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!



## 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 families alike. The accommodation begins with a sleek, modern kitchen/diner, a handy downstairs W.C, and a light-filled living room. Access to the large rear and side garden spaces is via the patio doors from the kitchen/diner.

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

Outside, the generous rear and side gardens are laid to lawn and ideal for evening relaxation, while double width driveway space at the front add to the practicality for parking.

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

## 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

- GUIDE PRICE: £240,000 - £260,000!
- End Terrace Family Home
- 3 bedrooms
- Superbly presented internally
- Envious village setting
- VIEWING ESSENTIAL!

Tenure: Freehold EPC Rating: B

Council Tax Band: B

Guide Price

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THF108241 - 0005

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