

# Mill Stone Green, Wretham - Offers In Excess Of £390,000

Wretham Thetford IP24 1FP



*"Consistently providing outstanding service to our clients"*

# Offers In Excess Of £390,000

## The Property

This beautifully presented four bedroom detached home is situated on a small development within the popular village of Wretham. Will this make your viewing shortlist?

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

## SITUATION LOCATION

Chilterns are proud to offer this extremely well presented family home set in a rural location on the edge of the Norfolk village of Wretham. This delightful four bedroom house benefits from a larger than average rear garden, detached garage, driveway parking and en suite to bedroom one. We believe this property would suit a growing family and viewings are strongly advised!

The sought after village of Wretham is located within the heart of the Brecks on the fringe of Thetford Forest. Thetford town is approximately four miles from the property which benefits from a range of amenities, schools, doctors, dentists, bus interchange and mainline rail way with services to Cambridge connecting to London Kings Cross. Wretham boasts a fine church and an active village hall which hosts regular events throughout the year. There is also a basketball court and a small park for children to enjoy just next door.

When looking for a day out with the family, within approximately eight miles is the popular Snetterton Circuit, which hosts various track days, races, and driving experiences. There is also the south Norfolk village of Banham, which is renowned for its' Zoo with a private collection of animals and has been open to the public for more than 40 years. Less than 10 minutes away is Thetford Forest, a haven for wildlife where you can enjoy cycle trails, fantastic walks and High Lodge, which is home to Go Ape, various trails, and play areas for children.

## ENTRANCE HALL

Composite entrance door to front, UPVC sealed unit double glazed window to front, tiled flooring with underfloor heating, access to ground floor accommodation.

## UTILITY ROOM

Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink unit with mixer tap over, tiled splash back, integrated washing machine, tumble dryer and under counter freezer, UPVC sealed unit double glazed window to front, extractor fan, tiled flooring with underfloor heating.

## DOWNSTAIRS WC

Two piece suite comprising: WC, wash basin, UPVC sealed unit double glazed window to side, extractor fan, tiled flooring.

## Features

- Sought after Norfolk village of Wretham
- Located within a small development
- Within easy reach of the A11
- Four bedroom modern detached home
- Beautifully presented throughout
- Under floor heating to ground floor
- En suite to bedroom one
- Enclosed rear garden
- Detached garage and driveway parking
- No onward chain!

## KITCHEN / DINER

Fitted with a range of base and wall mounted kitchen units with work surfaces over incorporating one and a half bowl ceramic sink with mixer tap over, built in double oven and grill, hob with extractor fan over, integrated fridge freezer, integrated dishwasher, tiled splash backs, two UPVC sealed unit double glazed windows to rear, tiled flooring with underfloor heating. UPVC sealed unit double glazed French style patio doors to rear with adjacent side panels,

## LOUNGE

UPVC sealed unit double glazed window to front, fitted carpet with underfloor heating.

## LANDING

Access to all first floor accommodation, fitted carpet, access to loft, UPVC sealed unit double glazed window to front.





## BEDROOM ONE

UPVC sealed unit double glazed window to rear, radiator, fitted carpet. Door to:

## EN SUITE

Three piece suite comprising; shower cubicle with rainfall shower head over, WC, wash basin, tiled flooring, tiled walls, heated towel rail, UPVC sealed unit double glazed window to rear.

## BEDROOM TWO

UPVC sealed unit double glazed window to front, fitted carpet, radiator.

## BEDROOM THREE

UPVC sealed unit double glazed window to rear, fitted carpet, radiator.

## BEDROOM FOUR

Built in storage cupboard, UPVC sealed unit double glazed window to front, fitted carpet, radiator.

## BATHROOM

Three piece suite comprising; panelled bath with shower over, WC, wash basin, tiled flooring, half tiled walls, UPVC sealed unit double glazed window to side, radiator.

## OUTSIDE

To the front of the property is mainly laid to shingle with pathway leading to front entrance door.

The rear garden is fully enclosed by wooden fencing with field views to the rear. The rear is mainly laid to lawn with flowers raised beds, summer house, patio area.

## GARAGE

Power and light connected, electric roller door.

## SERVICES

Mains services connected - water, drainage and air source heat pump.

## EPC

EPC B.

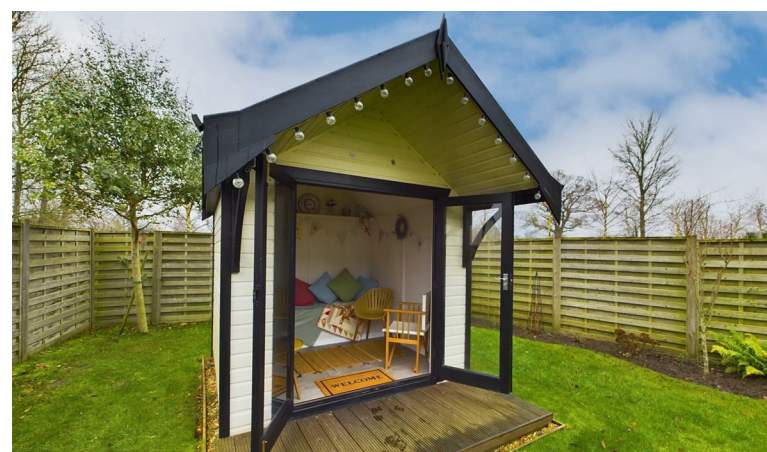
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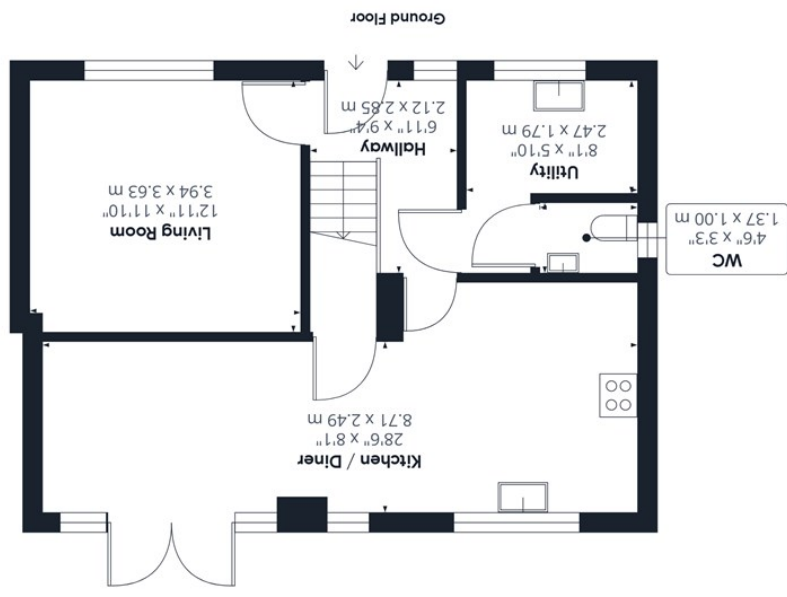
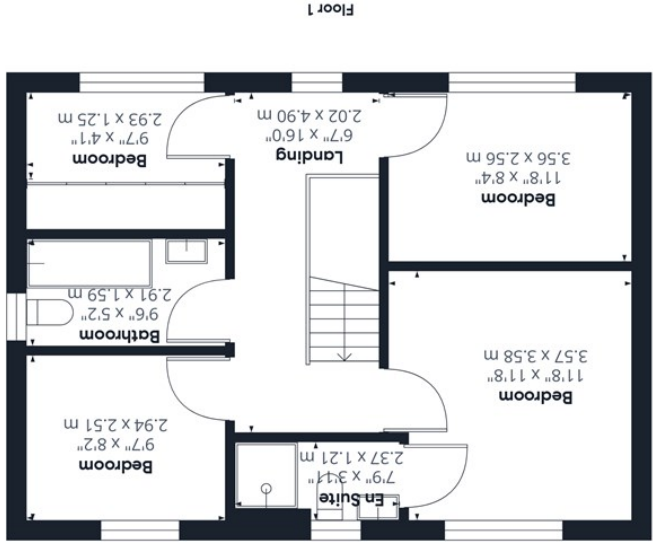
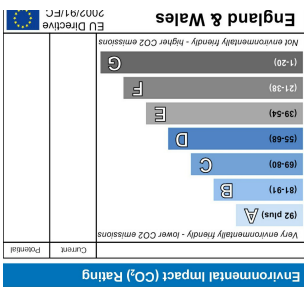
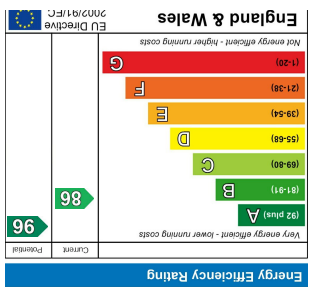
Band D.

## AGENTS NOTE

Our vendors have advised us that the property is subject to a service charge estimated to be £95 per month for 2026. This charge contributes towards the upkeep and management of the development. The charge includes the following; maintenance and operation of the sewage treatment plant, care and management of communal green areas, road maintenance within the development, 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.

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.





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standard.  
Calculations are based on RICS IPMS 3C  
While every attempt has been made to  
ensure accuracy, all measurements are  
approximate, not to scale. This floor  
plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>10</sup>  
1091.04 ft<sup>2</sup>  
101.36 m<sup>2</sup>