



Lawsons
ESTATE AGENTS

4 Mill Stone Green, Wretham

Guide Price **£230,000**

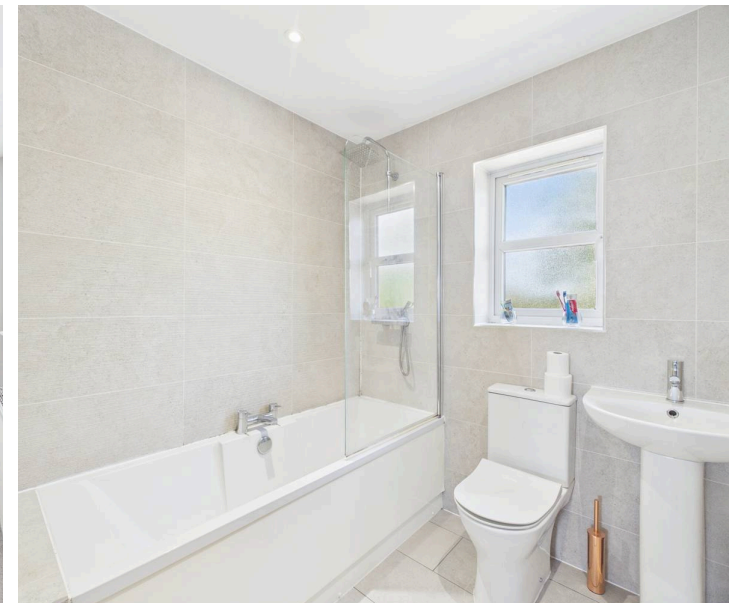
4 Mill Stone Green

Wretham, IP24 1FP

Within a village setting, this two-bedroom home seamlessly combines modern living with practical design, making it an ideal choice for first-time buyers. The open-plan living area offers a flexible layout, leading to a sleek kitchen with a breakfast bar and convenient ground-floor WC. Upstairs, two spacious bedrooms provide ample room for personalisation, with the second bedroom offering versatile options for a guest room or home office. The generously sized rear garden, complete with patio and lawn areas, creates the perfect space for outdoor relaxation, while off-road parking further enhances the property's appeal.

This two-bedroom home offers a perfect blend of modern living and practicality, ideally located in a charming village setting. Designed with first-time buyers in mind, the property features an open-plan living area, allowing for flexibility in your furniture layout and easy access to the contemporary kitchen. The sleek, well-equipped kitchen includes a breakfast bar, offering a convenient space for casual dining. The ground floor also benefits from a convenient WC, adding to the home's overall functionality.

On the upper floor, you'll find two spacious bedrooms that offer plenty of room for personalisation and comfort. The second bedroom is particularly versatile, ideal as a guest room, home office, or hobby space to suit your lifestyle. Both rooms share a modern bathroom, fitted with a three-piece suite, ensuring that style and practicality are combined to meet all your needs.





The outdoor space of this property is equally impressive, with a generously sized rear garden that features a combination of patio and lawn areas. This thoughtfully designed space includes room for a shed, providing additional storage options. Whether you're looking to entertain guests or create a safe environment for pets, this garden offers the perfect setting for relaxation and enjoyment. At the front of the home, the convenience of ample off-road parking ensures that parking will never be a concern.

Council Tax band: B Tenure: Freehold

Kitchen / Lounge / Diner

21' 7" x 12' 10" (6.59m x 3.90m)

Windows to front and rear, part carpet & part tile effect vinyl flooring, with underfloor heating, spotlighting, single doors to W/C and understairs storage cupboard, French doors to the rear garden, and stairs leading to the first floor landing. The kitchen area is comprised of; matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, breakfast bar, integrated electric oven and hob with cooker hood over, and dishwasher, with space for washing machine.

W/c

6' 0" x 3' 3" (1.83m x 1.00m)

Frosted window to front, low level W/C, wash basin with mixer tap and tiled splashback over, with tile effect vinyl flooring.

First Floor Landing

3' 10" x 3' 10" (1.18m x 1.18m)

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

Bedroom 1

10' 9" x 12' 9" (3.27m x 3.88m)

Window to front, built-in wardrobe / storage, with radiator, and carpet flooring.



Bedroom 2

10' 6" x 8' 10" (3.20m x 2.68m)

Window to rear, with radiator, and carpet flooring.

Bathroom

6' 4" x 6' 11" (1.92m x 2.12m)

Frosted window to rear, bath with mixer tap and separate mixer tap shower over, low level W/C, wash basin with mixer tap over, with partial wall tiling, heated towel rail, tiled flooring, and spotlighting.

Front Garden

Mainly laid to brick weave driveway, with side access gate to the rear garden.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, raised decking area, space for a large summerhouse, and side access gate to the front.

Parking

The property benefits from a brickweave driveway located to the front of the property, providing off-street parking. Further on-street parking is available on a first come, first served basis. For more information, please contact the office.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,838.26 per annum for 2026/27. 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.



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		99
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	