



**Church Road, Wretham, Thetford, IP24 1RL**

**welcome to**

**Church Road, Wretham, Thetford**

Luxury countryside living meets contemporary design at this exceptional newly built four bedroom executive style home in Wretham! Offering high-spec interiors, a stylish fitted kitchen with central island, separate lounge, master en-suite, stunning countryside views and a large rear garden.



## The Accommodation

Entrance door to:

### Entrance Hall

With door to front, stairs to the first floor landing, built in storage cupboard and Karndean flooring.

### Downstairs Cloakroom

With W.C, wash hand basin and window to front.

### Lounge

With dual aspect windows to both the front and side and Karndean flooring.

### Kitchen/Dining Room

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, central island with space for seating, integrated oven, integrated microwave, integrated dishwasher, integrated hob with splashback and stainless steel extractor hood over, built in under stairs storage cupboard, bi-folding doors to rear, window to side and Karndean flooring.

### Utility Room

With built in storage cupboard, space and plumbing for washing machine, space for tumble dryer, inset sink unit with mixer tap and drainer over, door to side and Karndean flooring.

### First Floor Landing

### Master Bedroom

With window to front and carpet.

### Master En-Suite

With W.C, wash hand basin, shower cubicle with shower attachment over and window to side.

### Bedroom Two

With window to rear and carpet.

### Bedroom Three

With window to rear and carpet.

### Bedroom Four

With window to front and carpet.

### Family Bathroom

With W.C, wash hand basin, bath with mixer tap over, separate shower cubicle with shower attachment over and window to side.

### Outside

#### Front Garden

To the front of the property, there is a large shingled area, offering ample space for off road parking.

#### Rear Garden

To the rear, the enclosed garden is largely lawned with a paved patio area and stunning farmland views to rear.

### About Walnut Farm Developments

"Homes to be proud of!

We are a small bespoke property development company that builds premium homes with unique designs, quality finishes and exacting specifications. We specialise in small developments with our focus on quality, a personalised service and designs that complement the individual lifestyles of the people who buy our homes.

Outstanding service and attention to detail!

We provide a 10 year NHBC warranty but it's our commitment to delivering customer satisfaction which really sets us apart. We provide tradesmen to help when you move in, to personalise details such as shelving and curtain poles. In addition, during the first year, we offer our Above And Beyond service, which provides a tradesman to carry out minor maintenance tasks such as decoration touch-ups, scuff marks and repairs.

Flexibility in design and specification!

We sell most of our properties off-plan, and offer

customers the opportunity to personalise internal property designs. Kitchens, bathrooms, floor coverings, doors, decoration and external landscaping can all be personalised to make your house your home."

### Location

Nestled within the peaceful Breckland countryside, the charming village of Wretham offers an idyllic rural lifestyle surrounded by open heathland, woodland walks and unspoilt natural beauty. Perfect for those seeking a quieter pace of life, the village enjoys a strong sense of community while remaining conveniently placed for access to nearby market towns, Thetford Forest and excellent transport links via the A11. With its picturesque setting and abundance of outdoor pursuits on the doorstep, Wretham is an ideal location for enjoying the very best of Norfolk country living.

### Warranty

The purchase of this property comes with a 10 year new homes warranty, provided by AHCI Limited, which is approved by all of the major mortgage lenders. Please contact the Branch for more details.

### Agents Note

As the property has recently finished construction, there is no EPC rating available as yet. Please contact the Branch for more details.

### Agents Note

Please note that some of the imagery depicts the plot next door and is an illustration as to how the property will look when completely finished.



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welcome to

## Church Road, Wretham, Thetford

- Executive Newly Built Family Home
- Stunning Semi-Rural Village Setting
- Luxury Open-Plan Kitchen/Diner with Central Island & Bi-Folding Doors
- Countryside Views to Rear
- Four Good Sized Bedrooms, with a Master En-Suite
- Additional Four Piece Family Bathroom & Downstairs Cloakroom
- Air Source Heating and High Energy Efficiency
- Built by the Reputable Walnut Farm Developments

Tenure: Freehold EPC Rating: Exempt

offers in excess of

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THF108449 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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