

Whittley
Parish



Mill Stone Green, Wretham, Thetford, IP24 1FP

Offers In Excess Of £290,000



01953711839

www.whittleyparish.com

Property Features

- Built in 2018 and with the remainder of ICW warranty
- Immaculately presented
- Air source heat pump
- Under floor heating to ground floor
- Ensuite to master bedroom
- Small development
- Council Tax Band C
- Freehold
- Energy Efficiency Rating B.

Full Description

The sought after village of Wretham is located approximately 4 miles from the town of Thetford which benefits from a range of amenities and facilities along with mainline rail way with services to Cambridge connecting to London Kings Cross. Wretham boasts a fine church, childrens play park and an active village hall which hosts many events for the community. The village is also ideal for those wanting to enjoy the beautiful Norfolk countryside.

Whittleby Parish Estate Agents are pleased to offer this fantastic three bedroom home built in 2018 and enjoying an end of cul-de-sac position. The property comprises of a semi-detached house of traditional brick construction with Upvc double glazing throughout and air source heat pump with under floor heating to the ground floor.

The accommodation is well laid out with an entrance hall, cloakroom, sitting room and kitchen diner to the ground floor. Upstairs are three bedrooms, with ensuite to bedroom one and a family bathroom.

Externally the property benefits from off road parking for two cars on a brickweaved driveway. There is a side gate leading to the large rear garden which is mainly laid to lawn and fully enclosed by panelled fencing.

The accommodation is as follows:

ENTRANCE HALL 10' 7" x 6' 9" (3.231m x 2.077m)

As you step through the door you are greeted by a light and airy hallway with tiled flooring, stairs to first floor and doors to sitting room, kitchen and:



CLOAKROOM 6' 8" x 3' 1" (2.051m x 0.964m)

Two piece suite in white comprising of hand wash basin with mixer tap set upon vanity unit and close coupled WC. Front aspect obscured window and continued tiled flooring.

SITTING ROOM 13' 11" x 7' 2" (4.245m x 2.2789m)

Large front aspect window that floods the room with plenty of natural light. Television point.

KITCHEN/DINER 16' 3" x 11' 2" (4.960m x 3.423m) max

Stylish fitted kitchen with a range of wall and base units with rolled top work surfaces over, tiled splash backs, inset single drainer sink with chrome mixer tap, integral electric oven with electric hob and extractor hood over, integral dishwasher, integral washing machine, space for upright fridge freezer, space for table and chairs, door to storage cupboard, triple aspect windows and French doors leading out to the rear garden.

FIRST FLOOR LANDING

Stairs leading to first floor landing with doors to all bedrooms and bathroom and front aspect window.

BEDROOM ONE 11' 3" x 9' 1" (3.444m x 2.782m)

A well proportioned double room with rear aspect window giving views out to the rear garden. Door to:

ENSUITE 9' 0" x 3' 7" (2.745m x 1.097m)

Three piece suite in white comprising of double shower unit with electric shower over and sliding glass door, hand wash basin with mixer tap set upon vanity unit and close coupled WC. Floor to ceiling tiles and extractor fan.

BEDROOM TWO 9' 10" x 9' 1" (3.002m x 2.785m)

Another good sized double room with front aspect window.

BEDROOM THREE 6' 10" x 6' 9" (2.102m x 2.072m)

Side aspect bay window.

BATHROOM 6' 8" x 6' 3" (2.049m x 1.924m)

Three piece suite in white comprising of panelled bath with centre taps, glass concertina shower screen and electric shower over, pedestal hand wash basin with mixer tap and close coupled WC. Floor to ceiling tiles and front aspect obscured window.

OUR REF: AT022



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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