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THE STORY OF
Millview
Wretham, Norfolk

SOWERBYS

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Millview

Watton Road, Wretham,
IP24 1QS

Substantial, Detached Family Residence

Located within a Picturesque Norfolk Village with
Great Transport Links and Close to Market Towns

Accommodation Extends to Approximately 2,236 Sq. Ft.

Residing on a Generous Plot, Extending
to 0.35 Acres (STMS)

Four Bedrooms with Built-In Wardrobes
and Three Reception Rooms

En-Suite to Principal Bedroom and
Separate Family Bathroom

Ample Secure Parking via a Shingled
Driveway and Integral Double Garage

Residing up a Private Driveway, Accessed by Electric Gates

Oil Fired Central Heating and Feature
Wood-Burning Stove

Vendor Found

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com



“There’s a sense of peace here...”

Residing within the picturesque Norfolk village of East Wretham, located within the heart of the Brecks on the fringe of Thetford Forest. The location of Millview is perfect for exploring the countryside, whilst offering the convenience of amenities within nearby market towns, including a train station - ideal for commuters coming in and out of the county.

At the end of a private driveway, which is shared with two other residences, Millview is situated behind electric gates and enjoys a substantial plot, extending to 0.35 acres (STMS) with ample off road parking on the shingled driveway.

The internal space expands across two floors and extends to approximately 2,236 sq. ft. offering space for the entire family to enjoy.



Upon entering the home into the spacious reception hallway, you are guided through to the kitchen and three reception rooms.



Filled with light via the triple aspect windows, the sitting room opens through to the dining room and has plenty of space to socialise with family and friends. In the Summer months, open the sliding patio doors and invite the outside in, and on a winter's evening, light the wood-burning stove and cosy up by the crackling fire.

“Each room offers its own charm.”

The kitchen/breakfast room has an array of fitted wall and base units, plus space to house a breakfast table, and is complemented by a double oven and a separate utility room, which offers plumbing and integral access into the double garage.



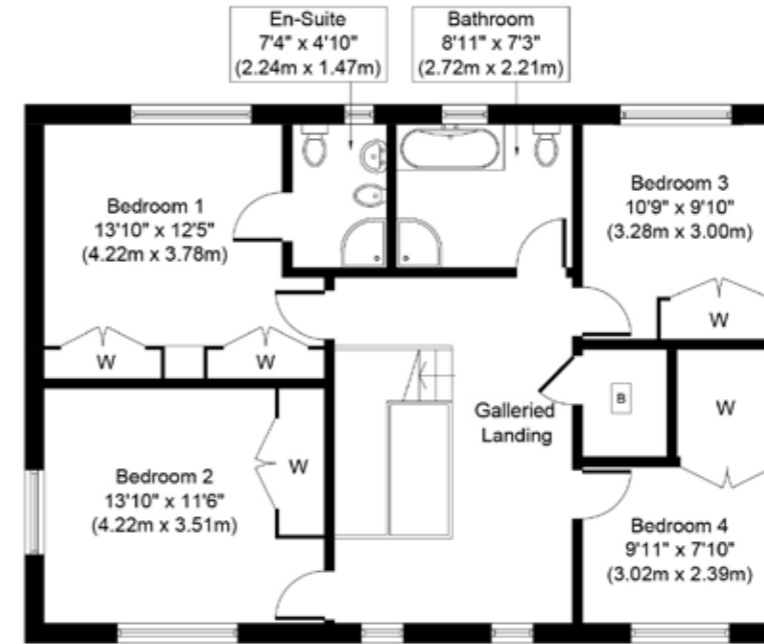
The third reception room is currently presented as an office, perfect for those who work from home.

Upstairs has four bedrooms with built-in storage, and are all accessed from the galleried landing, including the principal bedroom, which benefits from an en-suite shower room.

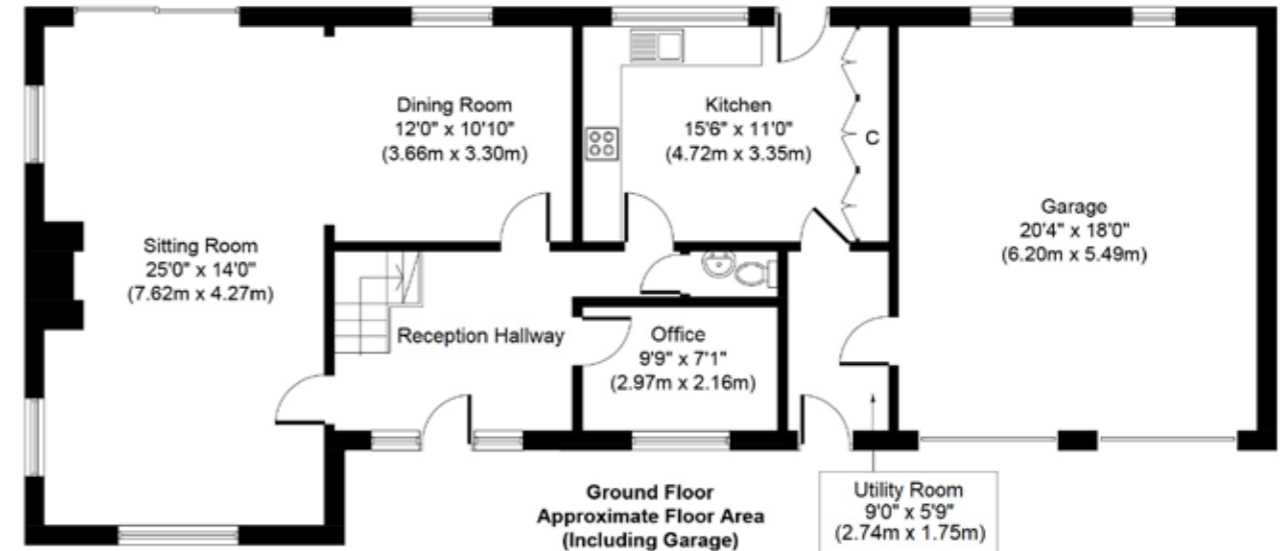
“When we first saw Millview, we fell in love with the galleried landing...”

The grounds at Millview are fully enclosed by established hedging, providing a generous amount of privacy to the wrap-around lawned garden with an array of shrubs and plants providing some colour.





First Floor
Approximate Floor Area
927 Sq. ft.
(86.1 Sq. m.)



Ground Floor
Approximate Floor Area
(Including Garage)
1309 Sq. ft.
(121.6 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



Wretham

IN NORFOLK
IS THE PLACE TO CALL HOME



The desirable village of Wretham, also known as East Wretham, is located approximately 6 miles from Thetford within the heart of the Brecks.

The village hall in the heart of the community and hosts regular events throughout the year including a fortnightly lunch club, pilates, games afternoons and quiz nights. There is also a basketball court and a small park for children to enjoy just next door.

East Wretham Heath is a Norfolk Wildlife Trust nature reserve and is home to many rare species of plants and insects, as well as scarce breeding birds such as woodlark and redstart. There are also several meres on site where numerous waterbirds can often be found.

When looking for a family day out, within approximately 8 miles is the popular Snetterton Circuit, which hosts various track

days, races, and driving experiences. There is also the pretty 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.

Thetford itself provides frequent mainline commuter services to Cambridge, connecting to London Kings Cross.

Ideally situated for tranquil village life, whilst an equal distance from Norwich, King's Lynn and Cambridge - Wretham is a wonderful place to be.



Note from the Vendor



Snettisham Beach

“The forest is a haven for dog walking, our favourite beach is just an hour away and we have a lively village hall offering various activities.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil central heating and septic tank drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 8810-7021-7490-5264-8296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///thinnest.crib.tunes

AGENT'S NOTE

The property is accessed via a private drive shared with two other residences.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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