



'Wonderful Family Home'
Wretham, Norfolk | IP24 1QS

WELCOME



Enjoy hassle free living in this exceptionally maintained, detached modern property set within a delightful rural village. The property enjoys four generous bedrooms, a fabulous conservatory, a fitted kitchen, and utility room plus attractive gardens. This is certainly one not to be missed!







- Wonderful Detached Modern Home
- Lovely Brick and Flint Elevations
- Dual Aspect Sitting Room with Wood Burner
- Large Dining Room
- Excellent Conservatory
- Useful Study and Cloakroom
- Fitted Kitchen and Utility Room
- Four Generous Bedrooms
- Ensuite and Family Bathroom
- Charming Gardens, Driveway and Double Garage

Don't let this opportunity slip away! Situated in the scenic surroundings of the Norfolk village of Wretham, this immaculately maintained property provides a wonderful, low maintenance home in the heart of the Norfolk countryside yet being conveniently located only a stone's throw from the amenities of Thetford. This is easy living at its finest!

You'll experience an immediate sense of warm calm as soon as you arrive at the property. Natural light, tastefully decorated walls, and a neutral carpet create an inviting atmosphere that establishes the overall theme for the home's decor. This property has undergone tasteful renovations and has been impeccably maintained; "we really invested in the property and did lots of work in recent years to fulfil its potential, including adding a wood burner, new carpets and an ensuite, we also fitted a new boiler and new Aluminium Double Glazed windows."

To the right of the hallway is a sizable sitting room. A cosy wood burner that serves as the room's enchanting focal point will catch your attention as you scan the space. It is easy to picture yourself curled up on a chilly night with a fire crackling beside you. Dual aspect windows in the sitting room allow natural light to enter the space from both sides. Dining room access is provided by interior glass doors.

A large dining table and other furniture pieces fit easily in the dining room's well-proportioned space. The room is a great place for entertaining and is tastefully furnished with a neutral carpet and walls.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















Following the natural flow of the property, double glass doors lead from the dining room into a large conservatory. This room feels very much part of the house and has been thoughtfully designed to create a harmonious connection between indoor and outdoor living, allowing you to enjoy the lovely garden views throughout the seasons. The room is well-loved by the current owners who use the room all year round, "it's a lovely room to relax in and enjoy the garden". The conservatory is heated for year-round use. Doors lead from the conservatory to the delightful garden.

The kitchen can be accessed from the dining room or the main hallway thanks to the functional layout of the property. The space is enhanced by tiled splashbacks and flooring, as well as a set of country-style kitchen cabinets that offer plenty of storage space. The kitchen in this lovely home is bright and welcoming, and it has a built-in Indesit dishwasher and Neff cooker.

A practical utility room continues the style of kitchen cabinets and worktops and is large enough to accommodate a washing machine and tumble drier. The current owners also use this room for their American-style fridge freezer, evidence of the generous proportions of this room.

For home or hybrid working, a downstairs office allows you to easily transition between work and home life, eliminating the distractions of a busy household.

The ground floor also benefits from a cloakroom, which completes the rooms on the ground floor.

On the first floor there is a spacious landing area, with room for informal seating. A window on the landing area floods the space with lots of natural light. From the landing is access to four spacious bedrooms, and a family bathroom.

The master bedroom is a bright and spacious room, with fitted wardrobes and cupboards providing plenty of handy storage. The room also benefits from a newly fitted ensuite shower room with his-and-hers sinks and a large shower. The remaining three bedrooms are spacious and bright and feature practical built-in wardrobes, providing plenty of options for storage and organisation.

The owners love their garden, which has been meticulously landscaped and arranged across different levels - creating a tapestry of interesting areas. With established planting around the fringe of the plot, areas of lawn and mature planting, you can tell this is a much-loved space by the attention that has been invested in carefully maintaining it. There are two delightful seating areas, allowing you to choose your spot for your morning coffee, plus an ornamental pond. In addition, the garden has been rendered totally dog-proof.

A summer house that has been fitted with full electrics and is currently used as an outdoor entertainment area is a fun addition to the outdoor space. and there is also a useful log store.

To the front of the house, there is parking space for five cars and a sizeable double garage with two electric doors that can be used for workspace, storage, or parking.







STEP OUTSIDE

Wretham is located only 6.5 miles from the well-served market town of Thetford within the Breckland District of Norfolk. This friendly village offers a busy calendar of social events for residents keen to socialise.

Thetford Forest is a popular destination for outdoor enthusiasts and is just on the doorstep. There are many outdoor pursuits available in the area, most notably at High Lodge, where you can hike along scenic trails, rent mountain bikes, and navigate high wire obstacles in the treetops.

Thetford Town Centre benefits from a range of amenities, including supermarkets, restaurants, schools, a bowling alley, and a leisure centre.

Agents Notes

Tenure: Freehold

Local Authority: Breckland District Council – Band E
Services: Mains Electricity & Water, Private Drainage (Water Treatment Plant), OFCH.

Directions:

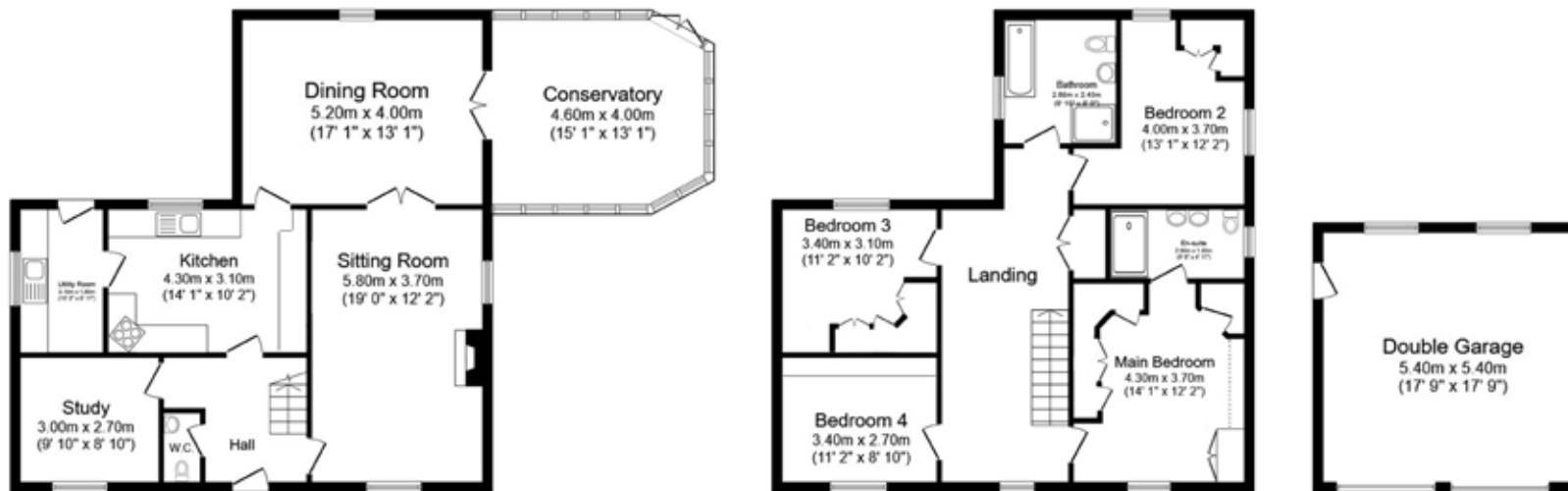
On entering the village or Wretham from the Thetford side continue along the Thetford Road (A1075) past the windmill which can be seen on the left-hand side. The property can be found on the right-hand side set back from the road - postcode IP24 1QS.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - deaf.lives.shadowing



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(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	

Property - DIS4403
Approx. Internal Floor Area - 2241 Sq ft / 208.2 Sqm



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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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