



Lawsons
ESTATE AGENTS

7 Mill Stone Green, Wretham
£215,000

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Wretham, IP24 1FP

This 2-bedroom semi-detached house, nestled in an idyllic location of Wretham offers a serene retreat from the hustle and bustle of every-day life. The property boasts a thoughtful layout, including a spacious kitchen / breakfast room, lounge, and dining room. The family bathroom and separate W/C provide convenience for busy mornings. Benefitting from an extension to the rear, this home exudes modern comfort.

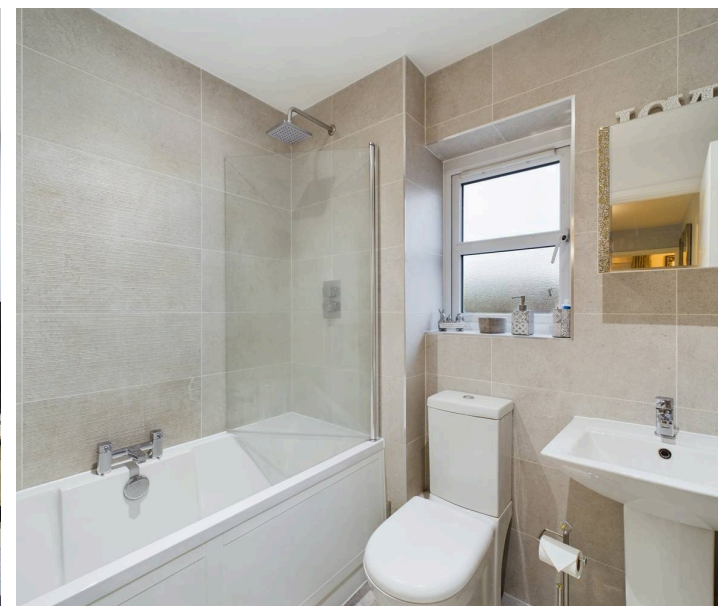
Council Tax band: B Tenure: Freehold

- TWO BEDROOMS
- FAMILY BATHROOM & SEPERATE W/C
- BRICKWEAVE DRIVEWAY
- AIR SOURCE HEAT PUMP
- IDYLLIC LOACTION
- EXTENDED PROPERTY
- CALL NOW TO VIEW!

Kitchen / Breakfast Room

12' 3" x 10' 1" (3.74m x 3.07m)

Window to front, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splash backs, integrated electric oven and hob with cooker hood over, space for washing machine and fridge / freezer, with tiled flooring, spotlighting, and doors to W/C, lounge, and under stairs storage cupboard housing the hot water cylinder.





W/C

2' 11" x 5' 11" (0.90m x 1.81m)

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

Lounge

15' 5" x 11' 2" (4.69m x 3.40m)

Opening to dining room, with carpet flooring, spotlighting, and stairs to first floor landing.

Dining Room

11' 11" x 7' 10" (3.64m x 2.40m)

Two windows to rear, with two further velux skylights, wood effect flooring, patio doors to rear garden, and spotlighting.

First Floor Landing

3' 9" x 10' 5" (1.14m x 3.17m)

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

Bedroom 1

8' 4" x 10' 8" (2.53m x 3.25m)

Two windows to front, built-in wardrobe / storage cupboard, radiator, and carpet flooring.

Bedroom 2

8' 4" x 10' 7" (2.54m x 3.22m)

Window to rear, radiator, and carpet flooring.

Family Bathroom

6' 9" x 6' 1" (2.07m x 1.86m)

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



FRONT GARDEN

Mainly laid to brickweave driveway, with shingle border, door to kitchen, and side access gate to rear garden.

REAR GARDEN

Enclosed rear garden, mainly laid to lawn, with decking area, space for summerhouse, and pathway leading to side access gate to front.

Parking

The property benefits from a brickweave driveway to the front, providing off-road parking.

Agents Note

This property falls under a B band for the local council tax and costs approximately £1,674.69 per annum for 2024/25.

We have been advised by the vendors that the property will be subject to an annual service charge to maintain the communal areas of the development. The cost is yet to be confirmed, however is expected to be between £300.00 & £400.00 per annum, for more information, please contact the office

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawsons 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.

Lawsons Estate Agents

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