





## 6 Mill Stone Green

Wretham, IP24 1FP

Beautifully presented two bedroom semi-detached house, perfectly positioned in a popular village location. This inviting home boasts a spacious lounge ideal for relaxing or entertaining, a modern bathroom with quality fixtures, and a convenient ground floor W/C. The kitchen is thoughtfully designed and features integrated appliances, while the property benefits from an efficient air source heat pump for year-round comfort. Both bedrooms provide ample space and natural light, making this property an ideal choice for first-time buyers, or investors. With its blend of modern comforts and attractive outdoor space, this wonderful home is sure to attract plenty of interest. Call now to arrange your viewing and secure this fantastic opportunity.

Council Tax band: B

Tenure: Freehold

### Lounge

14' 5" x 12' 2" (4.40m x 3.70m)

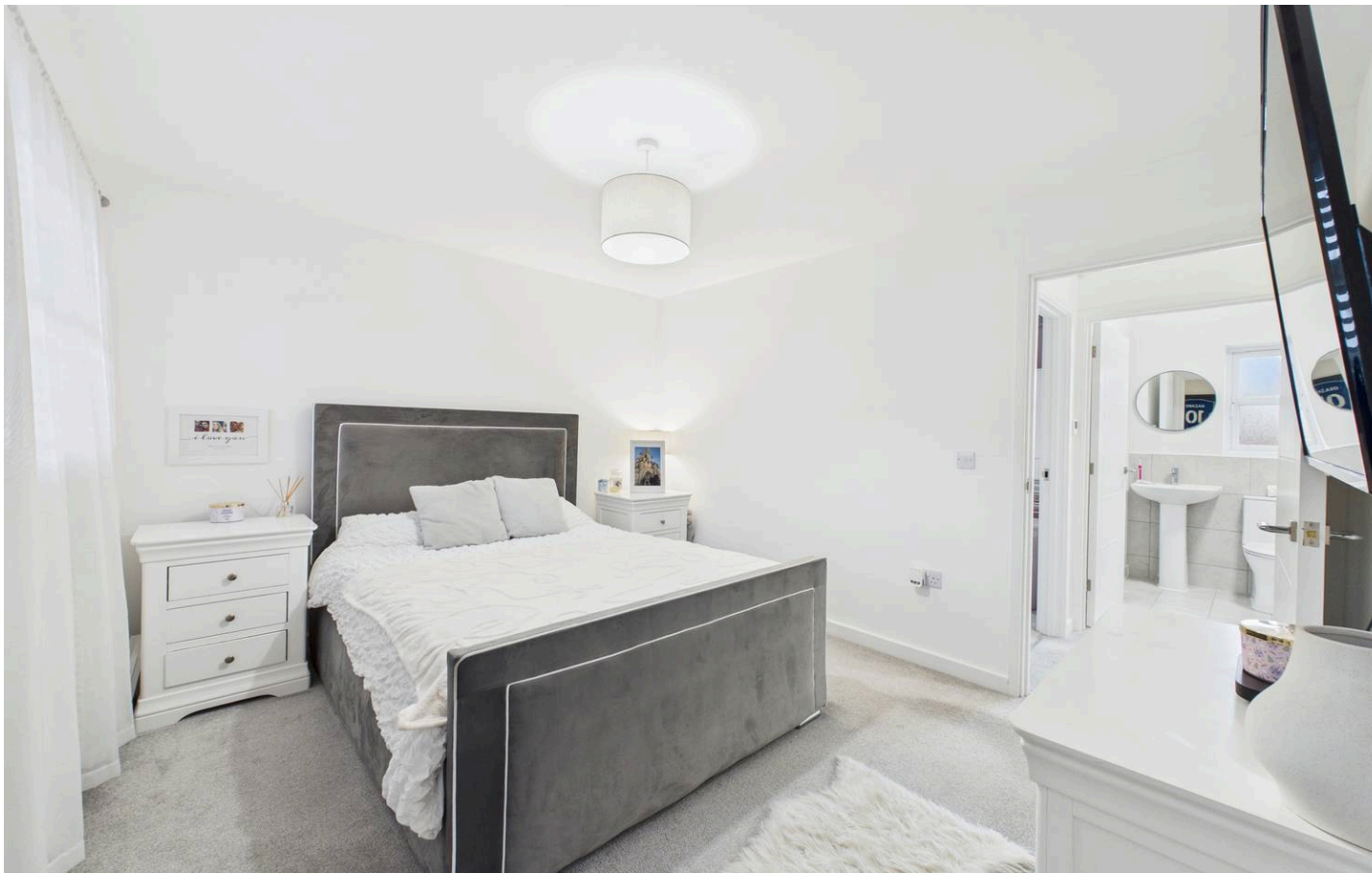
Window to front, doors to W/C, kitchen, and storage cupboard housing the hot water cylinder, with underfloor heating, wood effect parquet LVT flooring, and stairs to first floor landing.

### w/c

5' 11" x 3' 1" (1.81m x 0.95m)

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





### **Kitchen / Diner**

6' 11" x 15' 8" (2.10m x 4.78m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, space for washing machine and freestanding fridge / freezer, with decorative panelling, underfloor heating, wood effect flooring, and French doors to the rear garden.

### **First Floor Landing**

3' 9" x 3' 7" (1.15m x 1.09m)

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

### **Bedroom 1**

10' 8" x 12' 2" (3.25m x 3.70m)

Two windows to front, built-in wardrobe with lighting, with radiator, and carpet flooring.

### **Bedroom 2**

10' 5" x 8' 6" (3.17m x 2.58m)

Window to rear, with radiator, and carpet flooring.

### **Family Bathroom**

6' 3" x 6' 9" (1.90m x 2.06m)

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

### **Front Garden**

Mainly laid to brick weave driveway, with shingle border, and side access gate to the rear garden.

### **Rear Garden**

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, decorative shingle area, and side access gate to the front.





Parking

The property benefits from a brick weave driveway to the front providing off-road parking. Further on-street parking is available on a first come, first served basis. For more information, please contact the office.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,754.57 per annum for 2025/26. Please be advised that the property is subject to a service charge estimated to be £95 per month in the proposed budget for 2026. This charge contributes towards the upkeep and management of the development, including: Maintenance and operation of the sewage treatment plant, care and management of communal green areas, road maintenance within the development, and professional and management costs associated with these services. Due to the presence of the sewage treatment plant, the property benefits from a reduced water bill as there is no requirement for mains sewage services. Further details regarding the service charge amount can be provided upon request.

Anti-Money Laundering Regulations

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

Viewing

Strictly by an appointment via Lawson's 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.

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