



Lawsons
ESTATE AGENTS

10 Mill Stone Green, Wretham

In Excess of **£220,000**

10 Mill Stone Green

Wretham, IP24 1FP

Two-bedroom semi-detached house, situated in a highly sought-after village location that offers both charm and convenience. The property has been thoughtfully designed and features a modern kitchen equipped with integrated appliances, perfect for those who enjoy cooking and entertaining. The spacious lounge is designed with comfort in mind, complemented by a stylish ground floor W/C for added practicality. Both bedrooms are generously proportioned, providing ample space for relaxation and storage. The home benefits from an air source heat pump, ensuring year-round comfort and energy savings. Additional highlights include allocated parking, making day-to-day living even more convenient. This exceptional home is ideal for first-time buyers, couples, or those looking to downsize without compromising on quality or location. Call now to arrange your appointment.

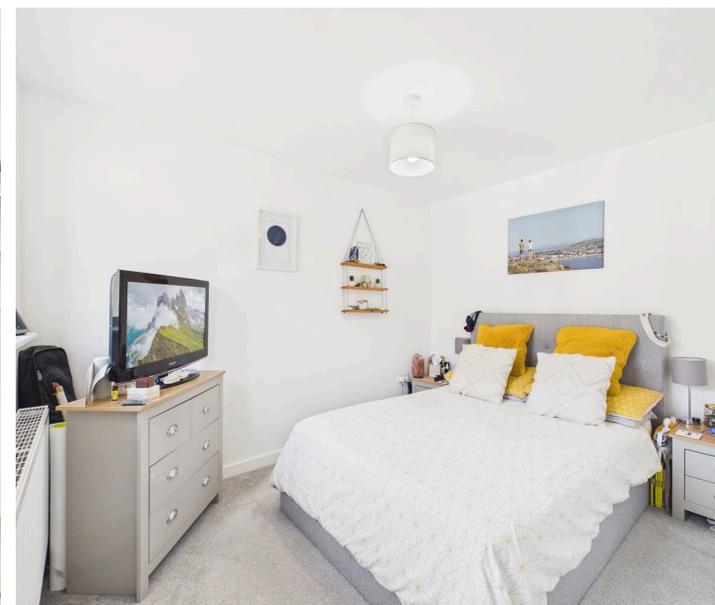
Council Tax band: B

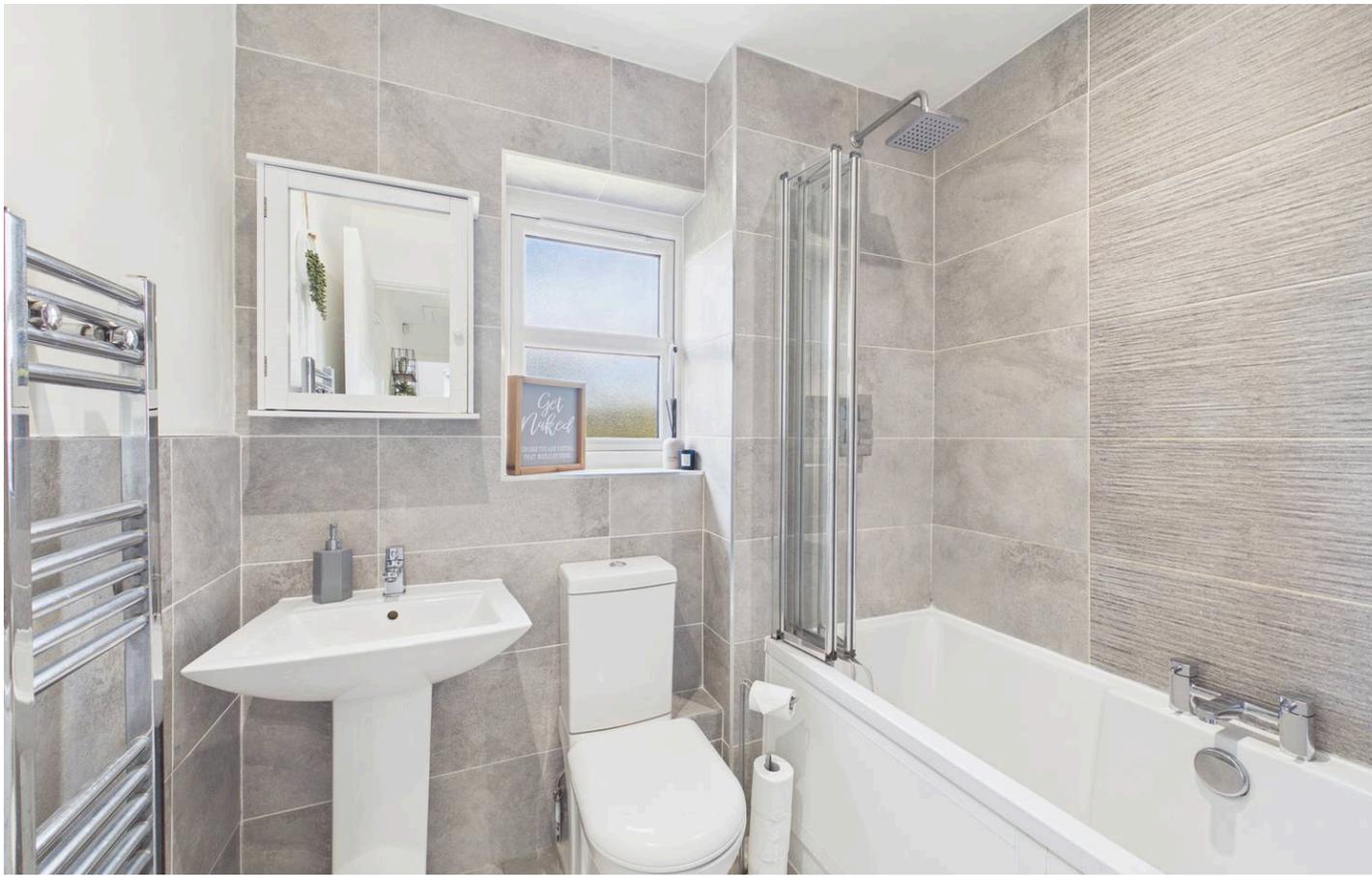
Tenure: Freehold

Kitchen

12' 5" x 10' 1" (3.78m x 3.07m)

Window to front, matching wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashback, integrated electric oven and hob with cooker hood over, fridge / freezer, and washing machine, doors to downstairs W/C, lounge / diner, and storage cupboard housing the hot water cylinder, with underfloor heating, and tiled flooring.





W/C

3' 1" x 5' 10" (0.94m x 1.79m)

Frosted window to front, low level W/C, wash basin with mixer tap over and vanity storage beneath, with underfloor heating, and tiled flooring.

Lounge / Diner

15' 9" x 11' 1" (4.79m x 3.38m)

Two windows to rear, carpet flooring with underfloor heating, French doors to the rear garden, and stairs to first floor landing.

First Floor Landing

3' 9" x 10' 4" (1.15m x 3.15m)

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

Bedroom 1

8' 6" x 10' 9" (2.58m x 3.27m)

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

Bedroom 2

8' 6" x 10' 5" (2.59m x 3.17m)

Window to rear, with radiator, and carpet flooring.

Family Bathroom

6' 8" x 6' 2" (2.03m x 1.87m)

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

Front Garden

Mainly laid to decorative shingle, with pathway leading to the front door, 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, and shingle pathway leading to the side access gate to the front.



Parking

The property benefits from allocated parking to the side, providing off-road parking. Further on-street parking is available nearby 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 £1,838.26 per annum for 2026/27. 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.

Lawson's Estate Agents

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