



16 Mill Stone Green, Wretham

Thetford



Minors & Brady

# 16 Mill Stone Green

Wretham, Thetford

Stylish modern living meets picturesque village surroundings in this beautifully presented four-bedroom detached home. Set within a small development in the sought-after village of Wretham, the property offers spacious and thoughtfully arranged accommodation across two floors. The heart of the home is a superb kitchen and dining room with French doors opening onto the garden, complemented by a separate lounge, utility room and ground-floor cloakroom. Four well-proportioned bedrooms provide excellent family accommodation, including a principal bedroom with en-suite shower room. Underfloor heating to the ground floor enhances comfort, while open field views to the rear add to the property's appeal. Further benefits include an enclosed garden, detached garage and driveway parking.

- Modern detached home within an exclusive village development
- Beautifully presented accommodation throughout both floors
- Spacious kitchen and dining room with garden access
- Comfortable separate lounge ideal for everyday living
- Underfloor heating throughout the entire ground floor
- Principal bedroom benefiting from a private en-suite
- Four well-proportioned bedrooms offering flexible accommodation
- Enclosed rear garden with attractive field views beyond
- Detached garage with power, lighting and electric door
- Driveway parking providing space for multiple vehicles





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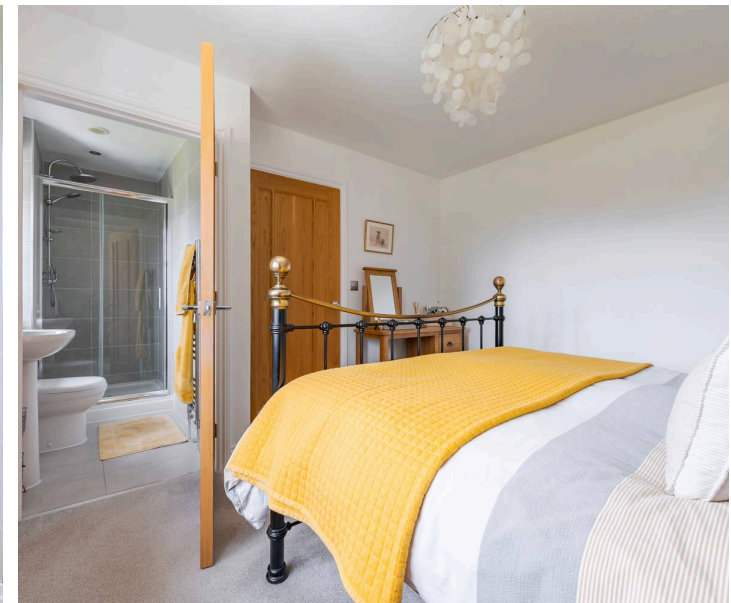
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## The Location

Wretham, located in the heart of the Brecks, offers a charming blend of rural living and modern convenience. Situated on the edge of the expansive Thetford Forest, this village enjoys a peaceful yet accessible location, with Thetford town just four miles away. Here, you'll find a range of local amenities including schools, medical facilities, a bus interchange and a mainline railway station offering direct services to Cambridge and London Kings Cross.

The village itself is home to a stunning church and a lively village hall, hosting a variety of events throughout the year. For those seeking family-friendly activities, the nearby Snetterton Circuit offers racing events and driving experiences, while the renowned Banham Zoo is just a short distance away. Nature lovers will appreciate the close proximity to Thetford Forest, offering cycling trails, scenic walks, and attractions like Go Ape at High Lodge. With easy access to the A11, Mill Stone Green is perfectly positioned for a balanced lifestyle, combining a peaceful village atmosphere with excellent transport links and local amenities.



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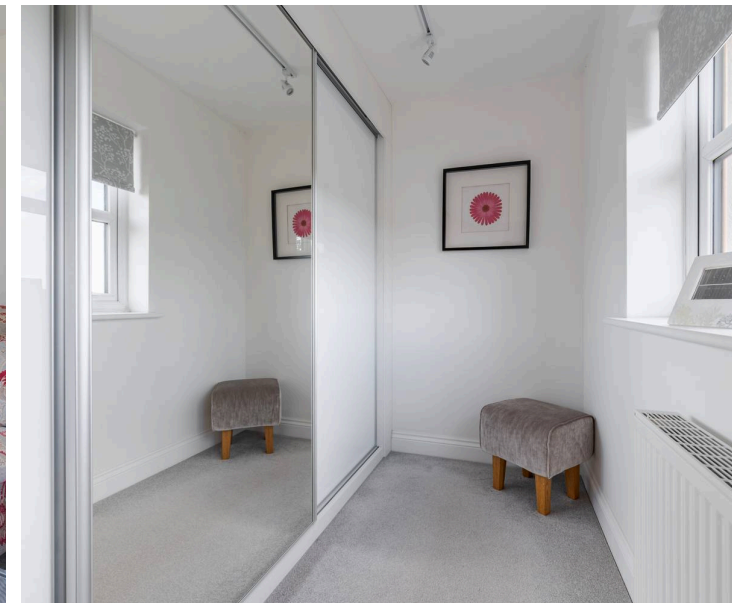
# 16 Mill Stone Green

Wretham, Thetford

## Mill Stone Green, Wretham

Occupying an attractive position within a small and exclusive development in the sought-after Norfolk village of Wretham, this beautifully presented detached family home offers spacious and modern accommodation, thoughtfully designed for contemporary living. Combining well-proportioned rooms, quality finishes and a desirable village setting, the property provides an excellent opportunity for those seeking a balance of countryside surroundings and convenient access to major transport links.

The ground floor is centred around a superb kitchen and dining room, creating a sociable hub of the home perfectly suited to both everyday family life and entertaining. Fitted with a comprehensive range of units, integrated appliances and generous worktop space, the kitchen benefits from French doors opening directly onto the rear garden, allowing natural light to flow throughout the space. A separate lounge provides a comfortable retreat, while underfloor heating throughout the ground floor enhances both comfort and practicality. Completing the ground floor is a useful utility room and a convenient cloakroom.



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To the first floor, the property offers four well-proportioned bedrooms, providing flexible accommodation for families, guests or those working from home. The principal bedroom enjoys the benefit of a stylish en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. The layout has been carefully considered to provide a comfortable and practical living environment for modern lifestyles. Externally, the property enjoys a pleasant frontage with a low-maintenance shingled garden and pathway leading to the entrance. To the rear, the enclosed garden provides an attractive outdoor space that is ideal for relaxing and entertaining. Predominantly laid to lawn, the garden also incorporates patio seating areas, raised flower beds and a summer house, creating a welcoming environment to enjoy throughout the year. Beyond the rear boundary, open field views further enhance the sense of space and rural appeal.

A detached garage with power, lighting and an electric roller door is complemented by driveway parking, providing excellent practicality for families and visitors alike.

## Agents Note

The property will be sold freehold.

We understand the property is connected to mains water and electricity, together with an air source heat pump and private treatment plant.

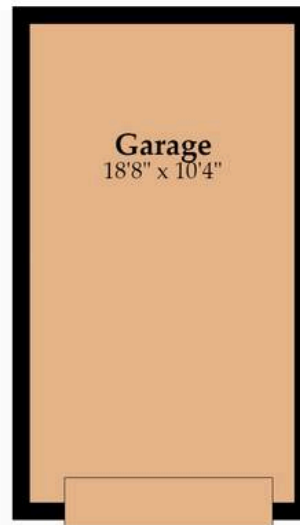
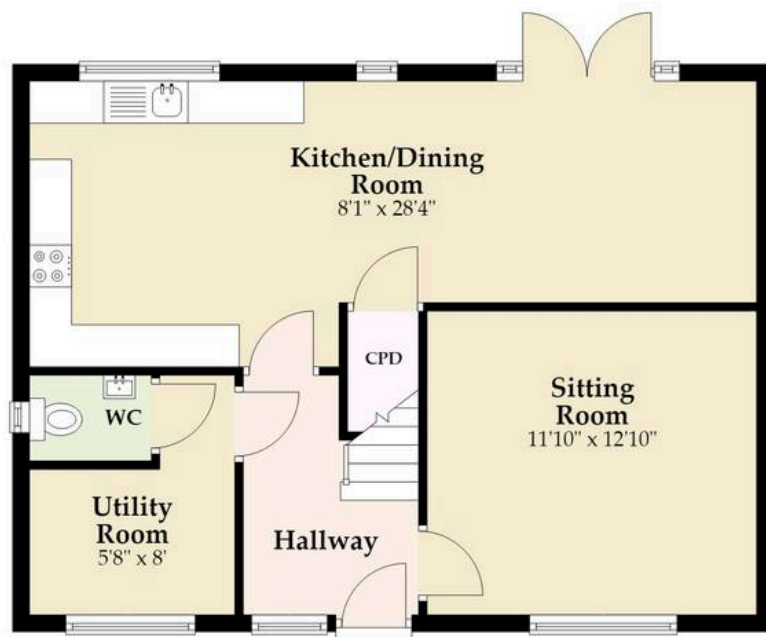
A management charge of approximately £95 per calendar month is payable to Stone Bridge Green Management, which covers the treatment plant.



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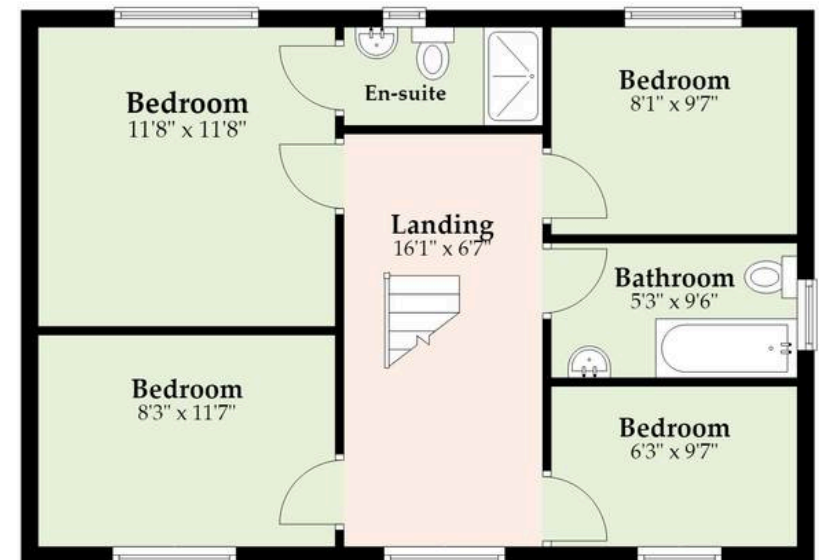
### Ground Floor

Approx. 756.5 sq. feet



### First Floor

Approx. 580.3 sq. feet



Total area: approx. 1336.8 sq. feet



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

Plan produced using PlanUp.

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[burystedmunds@minorsandbrady.co.uk](mailto:burystedmunds@minorsandbrady.co.uk)



01284 672200



2 St John's St, Bury St. Edmunds, IP33 1SQ

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