Plot 2 Church Road - Guide Price £500,000

Wretham, IP24 1RL

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Estate & Letting Agents



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Guide Price £500,000

The Property

GUIDE PRICE £500,000 - £525,000.

Within the tranquil village of Wretham, this stunning four-bedroom detached house, built by the esteemed Walnut Farm Developments, is nearing completion and promises to be a fabulous home for a variety of lifestyles. The property boasts a beautifully landscaped rear garden, complete with a well presented lawn and a charming patio, perfect for outdoor entertaining or simply enjoying the serene surroundings. The front garden features an attractive brick and flint wall, adding to the overall appeal of this new build.

This residence offers a superb location that combines the best of rural living with convenient access to major transport links. Residents will appreciate the excellent rail and road connections to Norwich, Cambridge, and London, making it an ideal choice for commuters or those seeking a peaceful retreat without sacrificing accessibility.

With two well-appointed bathrooms and ample living space, this home is designed to cater to modern family life. Additionally, the option for a garage or garden storage provides practical solutions for your storage needs.

In summary, this four bedroom detached home on Church Road is a remarkable opportunity for anyone looking to settle in a picturesque village while enjoying the benefits of contemporary living. Don't miss the chance to make this exceptional property your new home.

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

Features

- LUXURY DESIGNED 4 BEDROOM DETACHED HOME LOCATED IN PEACEFUL VILLAGE LOCATION
- BI-FOLD DOORS OPENING ONTO PATIO & GARDEN
- KARNDEAN FLOORING COVERING DOWNSTAIRS, HIGH QUALITY CARPETS UPSTAIRS
- A FABULOUS HOME TO SUIT MANY LIFESTYLES
- A CHANCE TO PUT YOUR STAMP ON THIS ALREADY AESTHETICALLY PLEASING HOME
- SPACIOUS UTILITY ROOM
- GROUND FLOOR UNDERFLOOR HEATING
- SUPERB LOCATION OFFERING RURAL LIVING, WITH RAIL AND ROAD LINKS TO NORWICH, CAMBRIDGE & LONDON
- PRESENTED & FINISHED TO A VERY HIGH STANDARD AND SPEC
- SHINGLE DRIVEWAY WITH 4 PARKING SPACES





















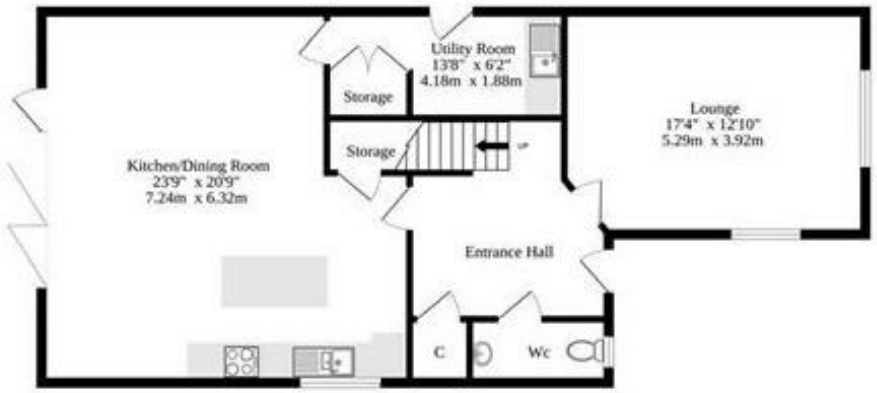




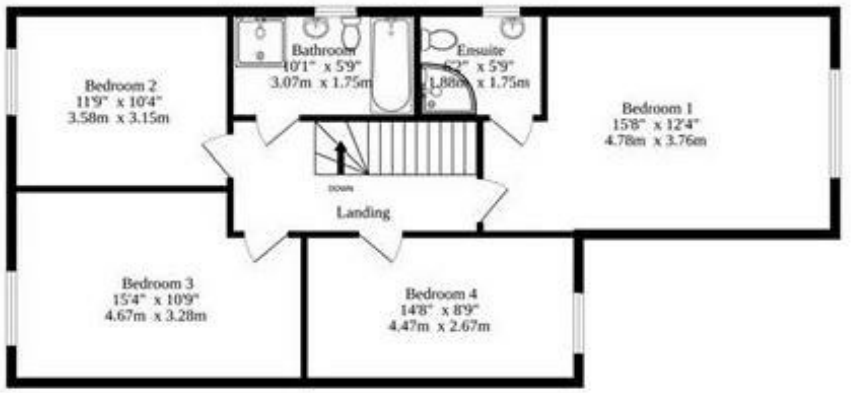


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

Ground Floor
876 sq.ft. (81.4 sq.m.) approx.



1st Floor
864 sq.ft. (80.3 sq.m.) approx.

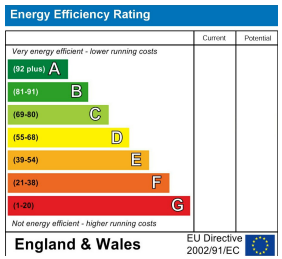


TOTAL FLOOR AREA : 1740 sq.ft. (161.7 sq.m.) approx.

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.
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