

Balmforth

Estate Agents, Valuers & Letting Agents



2467, Whitebeam House, Church Road, Wretham,
Thetford, Norfolk, IP24 1RL

£2,350 per month

- Luxury detached house
- Four double bedrooms
- Open plan Kitchen with integrated appliances
- Living room, dining room and kitchen all open plan
- Finished to a very high specification
- Ensuite facilities to two bedrooms.
- Driveway with parking for 3-4 cars
- Garage
- Available Early November.

This stunning four bedroom detached house is located in Wretham and is just 10 minutes to Thetford. This property benefits from spacious accommodation throughout, a high spec finish, two bedrooms with en-suite facilities, off street parking and garage.

Available: Early November.

Parking : Off street parking to front gravelled driveway and single garage.

Heating: Air source heat pump, underfloor, electric.

Deposit: £2,710.00.

Council Tax: Band - F - £3413.92 (2026/27) year.

(Active duty military members are exempt)

Agent notes: Stock photos used.

In more detail the accommodation comprises of:-

ENTRANCE HALL:

Window to front, Tel Point. understairs storage.

CLOAKROOM:

Low level WC, Pedestal handbasin, window to front.

KITCHEN:

Range of wall and base units, integrated fridge freezer, dishwasher, electric oven, electric hob with extractor over, sink and drainer, TV + Tel points, fireplace, Window to rear, window to side and patio doors to rear. Open to -

LIVING ROOM:

Fireplace, TV + Tel point, window to rear, window to side.

DINING/STUDY:

TV + Tel point, open to kitchen.

UTILITY:

Range of units with space for washing machine and dryer, sink and drainer, door to side and door to garage.

ON THE FIRST FLOOR:

LANDING:

Storage cupboard.

BEDROOM ONE:

Window to front, window to side, TV + Tel points.

EN-SUITE:

Suite comprising of low level WC, pedestal handbasin, shower cubicle, extractor fan, heated towel rail and window to side.

BEDROOM TWO:

Window to rear, TV + Tel point, double wardrobe.

EN-SUITE:

Suite comprising of low level WC, pedestal handbasin, heated towel rail and extractor fan.

BEDROOM THREE:

TV + TEL point, 2 x Velux windows.

BEDROOM FOUR:

TV + TEL Point, 2 x Velux windows.

BATHROOM:

Suite comprising of low level wc, pedestal handbasin, bath and separate shower cubicle, heated towel rail and Velux window.

OUTSIDE:

Front garden laid to gravel leading to garage and with off road parking for three cars.

Rear garden mainly laid to lawn with patio area.

Viewings

By appointment through

Balmforth Estate Agents, Valuers & Lettings Agents

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GROUND FLOOR
APPROX. FLOOR
AREA 781 SQ.FT.
(72.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 825 SQ.FT.
(76.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1606 SQ.FT. (149.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

!!Tenancy Fees!!

**** All Prices are inclusive of VAT ****

Holding Deposit

For rents of £450-£874pcm	=£100 holding deposit
For rents of £875-£1,299pcm	=£200 holding deposit
For rents of £1,300+pcm	=£300 holding deposit

Payable at time of application. If your application is successful and passes the references, a lease will be signed within 15 days and the holding deposit, with your acceptance, can go towards the full balance of monies due at move-in or be returned to you and the full balance will be due on move-in. Payment of the holding deposit will suspend the marketing of the property whilst the application is being processed.

Withdrawal of Application – The Holding Deposit will be kept for the time that the property is held and off the market, in the event that a tenant withdraws from their application without good reason or fails to take all reasonable steps to enter the tenancy agreement.

Move-in Costs -On or before move-in, the first month's rent and the deposit (normally equivalent of 5 weeks' rent) must be paid with cleared funds

Card Payment Charges – Payments made on Credit or Debit Cards registered within the European Economic Area: No Charge

Payments made on Credit or Debit Cards registered anywhere else (including USA): 3% Charge of monies paid on the card

Deposits – A deposit normally equivalent to a 5 weeks' rent is due at the time of move-in

!!Why use Balmforth!!

- Free Pick up and drop off service for viewings
- Open 7 days a week
- USAF Military clause included within leases
- All properties within 15 miles of Base

For further details please see our websites –
www.balmforth.co.uk – for full up to date listings or
www.balmforth-usaf.com – for local area guides and information

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DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JS5>