



Shamrock Cottage  
Toprow  
Wreningham  
NR16 1AR

Asking Price £525,000- £550,000





- Four bedroom
- Detached family home
- Large private garden
- Off road parking
- Open plan family room
- Main bedroom with ensuite
- Luxury family bathroom
- Lounge with wood burner
- Snug
- Kitchen with separate utility room

### Location

Toprow is a small hamlet located close to the popular village of Wreningham near to the historic market town of Wymondham and a few miles south of Norwich. The property can be found within easy reach of Wymondham High and Wymondham college, which is a state boarding School. Wymondham offers an excellent range of amenities and supermarkets including a Waitrose. There is a train station with good links to Cambridge, London and Norwich. Wymondham also provides direct access on A11, again linking routes into Norwich and out of the county. The historic and cultural City of Norwich is renowned for its arts and theatre, with many trendy bars and cafe's nearby servicing a bustling student City, with the UEA on the outskirts..





### **The Property**

This beautifully presented family home is brimming with character and charm, offering a perfect blend of modern living and traditional features. The welcoming entrance hall leads to a cozy snug with a knock through wood burner shared with the lounge, the open plan lounge has a stunning herringbone reclaimed floor. The light-filled family room provides an ideal space for dining, with bi-fold doors that open seamlessly into the garden. The open-plan kitchen boasts a central island breakfast bar, built-in appliances, and a stylish porcelain sink, while a convenient utility/boot room and ground floor WC offer added practicality. Upstairs, a winding staircase leads to a landing with access to a spacious main bedroom featuring dual aspect windows with views over the garden and a recently refurbished en suite shower room. Three further well-sized bedrooms and a luxurious family bathroom with separate bath and shower complete this stunning home.

### **The Outside**

This charming property features a welcoming front path leading to the entrance, with a side shingle driveway providing off-road parking for a vehicle and access to the rear. The stunning rear garden offers a peaceful oasis with mature trees, a lush lawn, and a small stream at the end, creating a serene outdoor retreat. There is also a designated, partitioned area perfect for keeping

chickens, along with a bountiful allotment-style garden ideal for those looking to embrace a self-sufficient lifestyle. This property offers a wonderful blend of practicality and natural beauty, making it an ideal choice for anyone seeking a rural haven.

### **Services**

Mains electricity, oil central heating, mains water and drainage are connected to the property.

### **How to get there – What3words:**

Equal.lend.sinkhole

### **Viewing**

Strictly by appointment with TW Gaze.

**Tenure:** Freehold

**Council Tax Band:** E

**Ref:** Ref: 2/19756/LK

### Important Notice

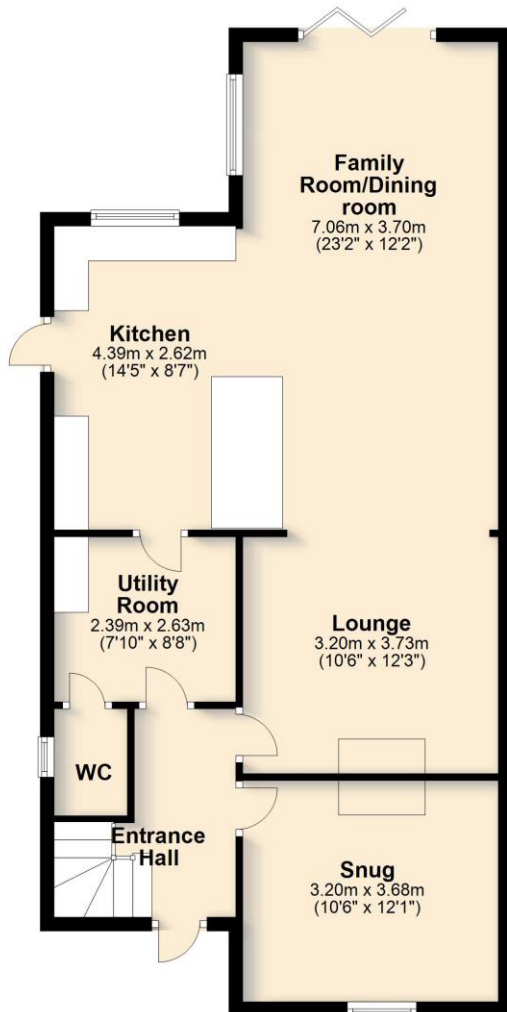
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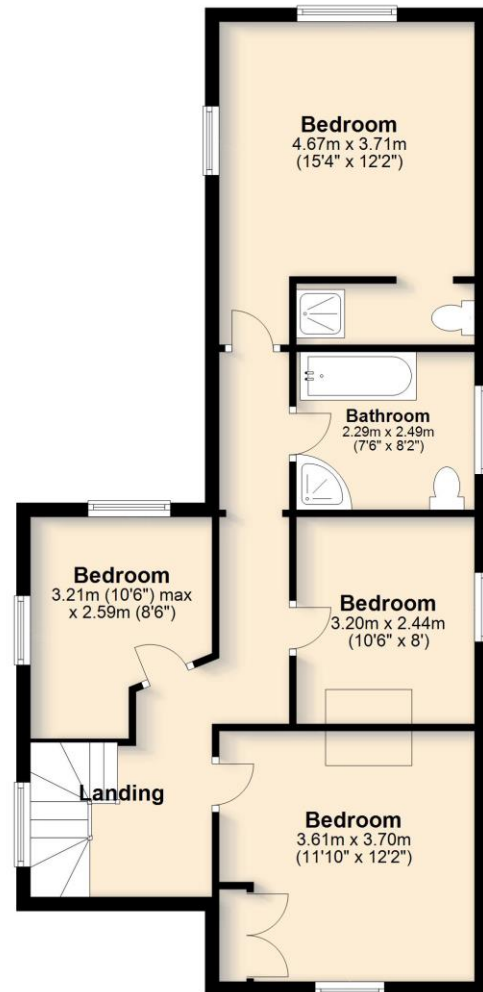
### Ground Floor

Approx. 77.3 sq. metres (831.8 sq. feet)



### First Floor

Approx. 65.6 sq. metres (706.5 sq. feet)



Total area: approx. 142.9 sq. metres (1538.3 sq. feet)

**For illustrative purposes only. NOT TO SCALE.**

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