




warners
RESIDENTIAL

Little Haven, Toprow, Wreningham, NR16 1AR
Guide £400,000-£425,000 Freehold



- Semi Detached Cottage
- Four Bedrooms
- Three Reception Rooms
- Two Shower Rooms
- Utility
- Two Inglenook style Fireplaces with Wood burners Installed
- Double Glazed Throughout
- Driveway and Garage
- South Facing Low Maintenance Garden
- Highly Sought After Picturesque Village

Location...

Toprow is a quiet, rural hamlet and residential road located within the parish of Wreningham, South Norfolk, situated about 1 mile from the main village.

Wreningham is a popular rural village having facilities including a church, public house/restaurant and an outstanding Ofsted rated primary school. The village is approximately four miles from the historic market town of Wymondham.

The property...

Welcome to Littlehaven, a charming semi-detached period cottage which dates back to around 1850, set on a quiet road in Toprow, which adjoins the highly sought-after South Norfolk village of Wreningham. The property has character in abundance, with a host of original beams and exposed brick inglenook style fireplaces.

Internally, it boasts approximately 1,430 square feet of accommodation with fantastic living spaces, including three reception rooms, four bedrooms, two separate landings, ground-floor and upstairs shower rooms, a spacious kitchen, and a utility room. The property has been finished in very good decorative order throughout while retaining its original character and charm. Key features include two stunning fireplaces in the living and dining rooms—both with wood-burning stoves - beautiful tiled flooring, exposed beams throughout, original doors and a modern upstairs shower room with a large walk-in cubicle. The home also benefits from double-glazed windows throughout and oil-fired radiator central heating.

Outside, there is a driveway offering off-road parking for one vehicle in front of a garage. To the rear is a south-facing garden: a summertime sun trap with an outlook over green spaces and trees.



Porch

Wooden door to side, double-glazed window, LVT flooring and a step down to:

Living Room

Double-glazed window to front, LVT flooring, exposed beams, radiator and an exposed brick fireplace with a tiled hearth, timber mantel, wood-burning stove and glazed doors to:

Sitting Room

Double-glazed window, two sets of French doors to the garden, radiators, LVT flooring, exposed beam, staircase and an understairs cupboard.

Shower Room

Shower cubicle with glazed screen and electric shower, tiled splashbacks, wash hand basin set into a low-level vanity unit, corner unit, W.C., tiled flooring and a radiator.

Dining Room

Double-glazed window, exposed beams, open storage area with a curtain, exposed brick fireplace with a tiled hearth, timber mantel, wood-burning stove, understairs cupboard and a radiator.

Kitchen

Double-glazed window, fitted with a selection of wall and base-mounted units, work surfaces, tiled splashbacks, one and a half bowl ceramic sink/drainers, space for dishwasher, eye-level electric oven, ceramic hob, extractor fan, tiled flooring, exposed beams, radiator and door to:-

Utility Room

Double-glazed window and door, plumbing and space for a washing machine, space for a tumble dryer and fridge.

Bedroom One

Stairs from the dining room, double-glazed window, roof window, two built-in wardrobes, exposed beams and a radiator.

Landing

Doors to two bedrooms and a shower room, plus eaves storage.

Shower Room

Roof window, walk-in shower cubicle with glazed screen, wash hand basin, W.C., towel rail and part-panelled walls.

Bedroom Two

Double-glazed window, exposed beams, wardrobe, airing cupboard and a radiator.

Rear Landing

Stairs from the sitting room and a double-glazed window.

Bedroom Three

Double-glazed window, over-stairs cupboard, exposed beams and a radiator.



Bedroom Four

Double-glazed window, exposed beams and a radiator.

Garage

Up-and-over door, oil fired boiler, power and lighting.

Outside

To the front is a path and steps to the entrance, a low-level brick wall, a driveway in front of the garage and a single path to the side.

To the rear is a paved garden with part-shingle borders and oil tank.

Rating authority

South Norfolk Council Tax Band C.

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Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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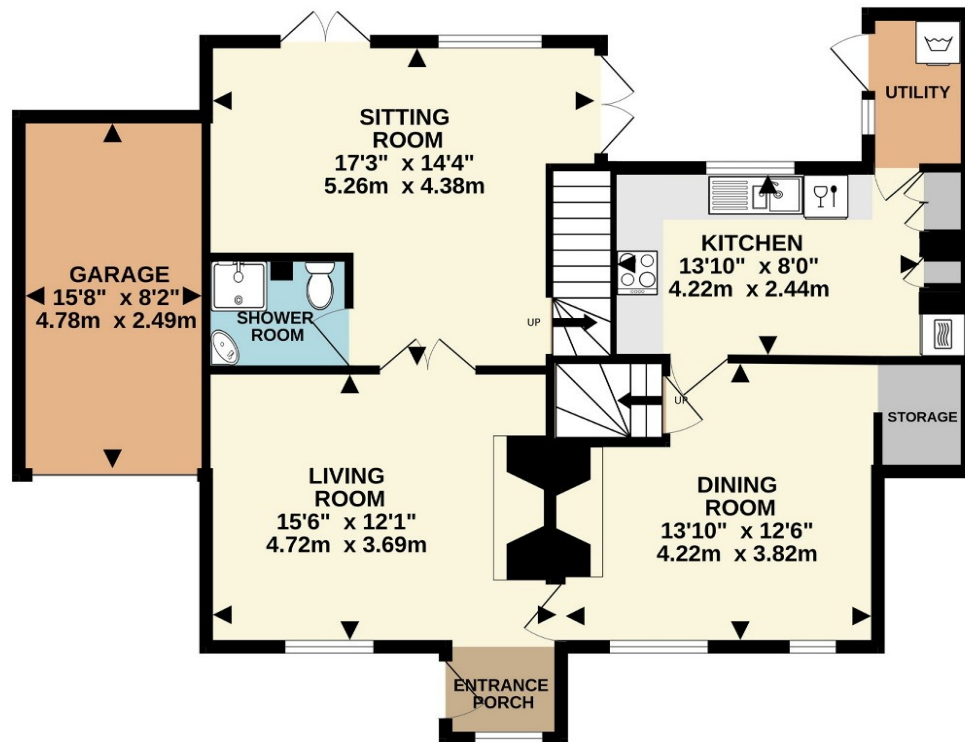
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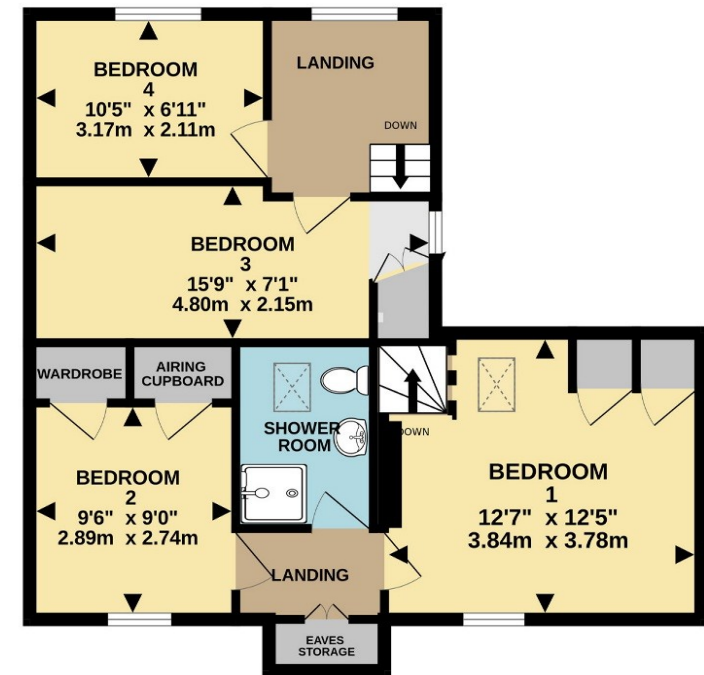




GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1558 sq.ft. (144.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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