



Rookery View, Besthorpe
£675,000



Bedrooms: 4. Bathrooms: 3. Receptions: 3

Welcome to Rookery View

Plot One is part of a small development of elegant four bedroom homes situated just moments from Wymondham College and designed for modern living. Finished to a very high standard and available for 2026.

Plot Specification

Kitchens

Choice of cupboards and worktops – Fully ridged Egger Units
Quartz work surfaces and upstands with soft close doors
Bosch built in appliances throughout
Plumbing for washing machine
Glass splashback to hob
1.5 bowl Undermount sink in Stainless or Granite

Electrical

Double socket outlets throughout (some with USB)
Low Energy downlighters (kitchens, reception rooms, entrance and bathrooms)
Low energy pendant lights (bedrooms)
Ceiling mounted smoke and heat detectors
Telephone points and TV points
General

Flooring

Tiled flooring
Carpets to bedrooms

Plumbing

Under floor heating throughout ground floor which are thermostatically controlled.



Flooring

Tiled flooring
Carpets to bedrooms

Plumbing

Under floor heating throughout ground floor which are thermostatically controlled.
Panel radiators to first floor
Air Source central heating & hot water
Hansgrohe brassware in bathrooms

Bathroom and Ensuites

Thermostatically controlled exposed Hansgrohe shower valve with fixed riser head
Ideal Standard or similar white sanitary ware throughout with Hansgrohe taps
Vanity Unit by Hudson Reed
Toilet - RAK ceramics with Soft closing toilet seat
Dual fuel heated towel rails in bathrooms
Shaver socket

Carpentry

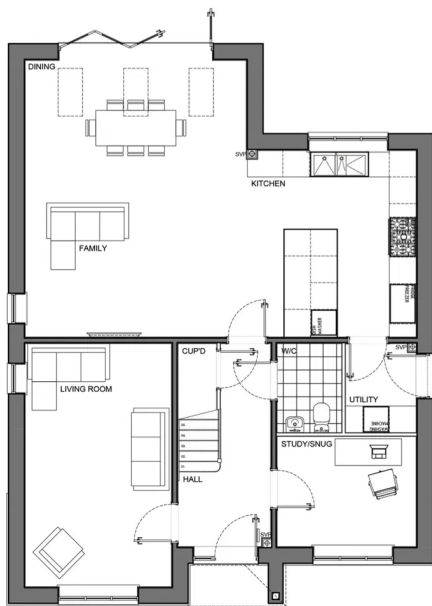
Moulded skirting and architraves painted white
Oak internal doors with matching chrome-effect handles

Ceilings

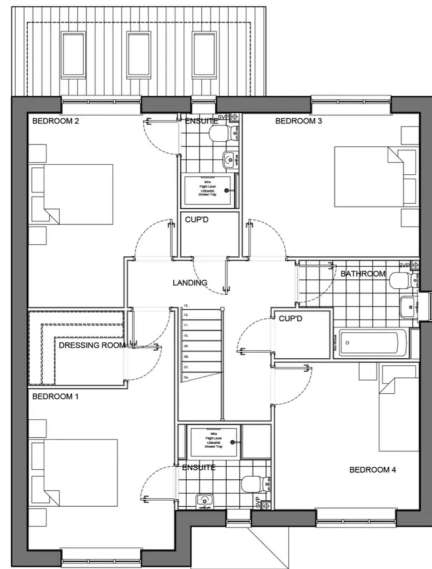
Ceilings smooth throughout

Wall Tiling

Full-height tiling to shower and bath walls
Half-height tiling to some walls
Chrome trim to tile edging
En-Suite - full height to shower cubicle with splash back to hand basin and tiled windowsill where applicable
Cloakroom - splash back to hand basin and tiled windowsill where applicable



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Wall Tiling

- Full-height tiling to shower and bath walls
- Half-height tiling to some walls
- Chrome trim to tile edging
- En-Suite - full height to shower cubicle with splash back to hand basin and tiled windowsill where applicable
- Cloakroom - splash back to hand basin and tiled windowsill where applicable

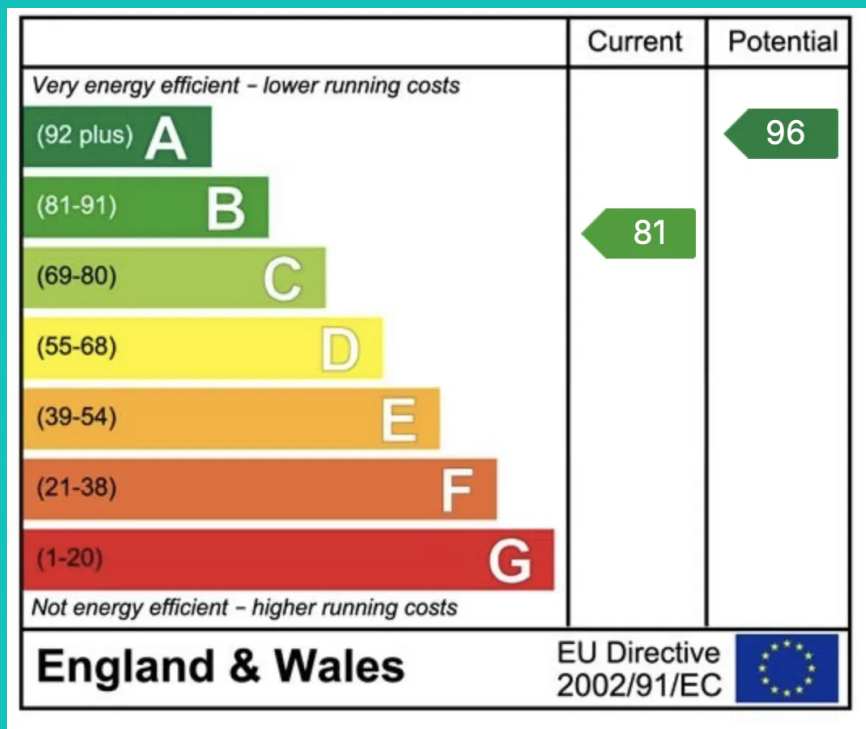
External Details

- LED light on a PIR sensor front and back
- Pebble Grey UPVC Double Glazed Windows
- Sandstone Paving to path and rear garden
- Granular shingle to driveways
- External tap to all plots
- Loft light where applicable
- Close board fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotavated and top soiled where applicable

About the local area

Within very easy reach of the development is Wymondham College, a large and well-regarded boarding and day school with notable sixth form provision. It serves a wide catchment, and students use a variety of transport links to reach it – local buses operated by First Bus and Konect bus run to the college.

Transport links in the local area are strong. The railway station sits on the Breckland Line, offering frequent services into Norwich (one train an hour is typical) as well as westwards toward Cambridge and beyond. There is also the heritage Mid-Norfolk Railway running through part of the area (Wymondham Abbey station) for leisure journeys. Road-wise, the town is just off the A11, giving good access to Norwich and connections further afield. Bus services are frequent: for example Line 13 runs between Wymondham College and Norwich, with buses approximately every 15 minutes during parts of the day.





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