



**Rookery View, Besthorpe**  
**£675,000**



**Bedrooms: 4.    Bathrooms: 3.    Receptions: 3**

### **Welcome to Rookery View.**

Plot Two 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.  
Panel radiators to first floor  
Air Source central heating & hot water



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Air Source central heating & hot water  
Hansgrohe brassware in bathrooms

## Bathroom and Ensuities

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

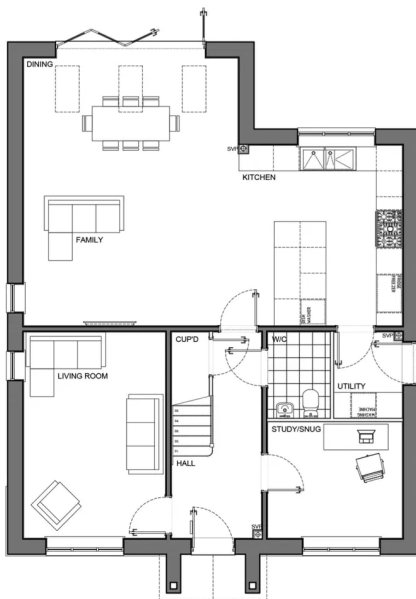
Moulded skirting and architraves painted white  
Oak internal doors with matching chrome-effect handles

## Ceilings

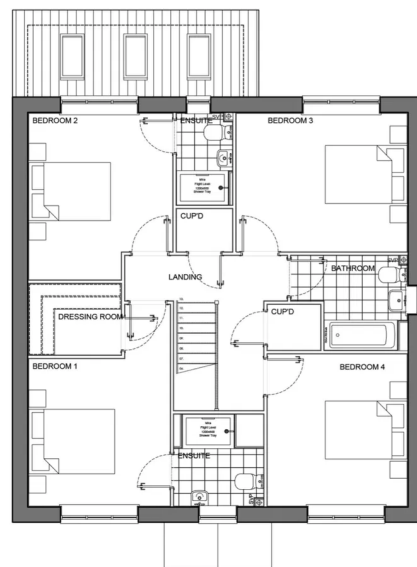
Ceilings smooth throughout

## 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

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Half-height tiling to some walls

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## 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

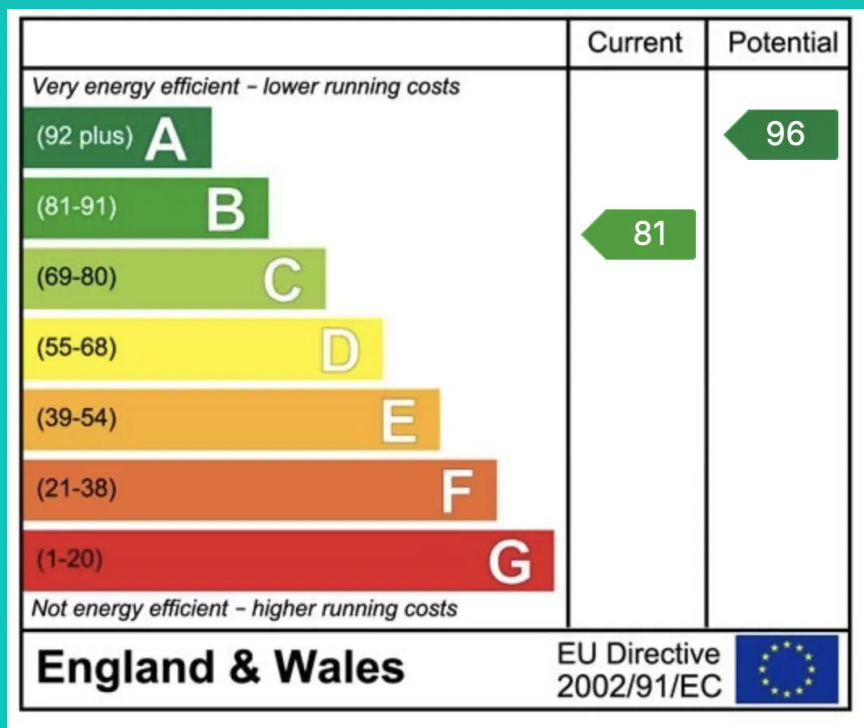
Front garden landscaped and turfed where applicable

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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