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Rookery View

Besthorpe, NR17

abbotFox Land & New Homes presents Plot 3 Rookery View, an impressive newly built four bedroom home forming part of an exclusive collection of just three individually designed, contemporary new build homes close to Wymondham College. Extending to approximately 1,850sqft, the house has been designed with an emphasis on space, quality and modern family life, combining three reception areas with four generous bedrooms, excellent energy efficiency and a carefully considered specification throughout.

The accommodation has been thoughtfully arranged to provide a particularly versatile ground floor. Three reception areas create plenty of scope for family life, entertaining and working from home, with the principal living spaces designed to feel connected while retaining their own sense of purpose.

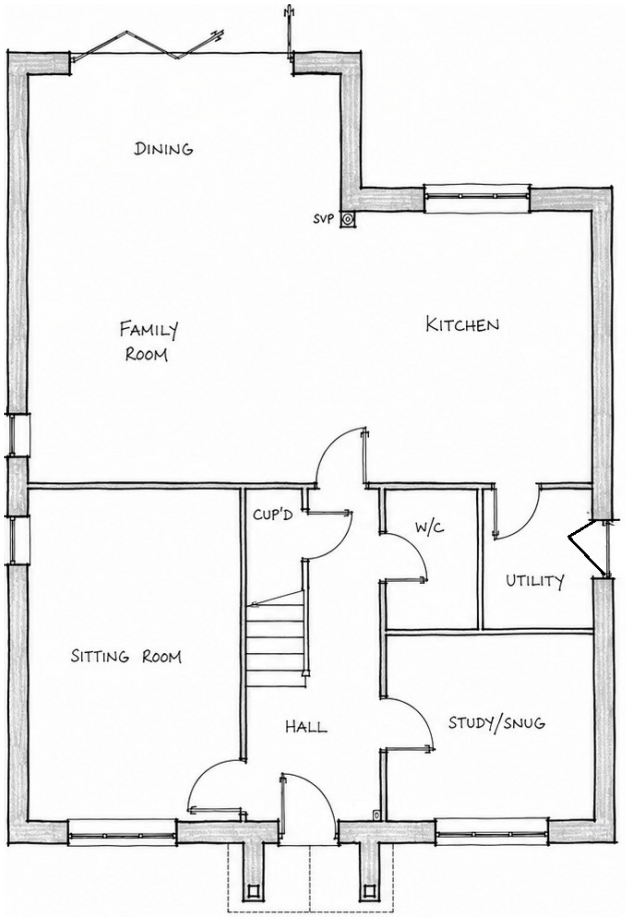
At the heart of the house is a contemporary kitchen. Fully rigid Egger units are complemented by quartz work surfaces and upstands, soft-close doors and a suite of integrated Bosch appliances.

Oak internal doors, smooth ceilings, carefully selected flooring and contemporary finishes continue throughout the house, giving the interior a clean and understated character.

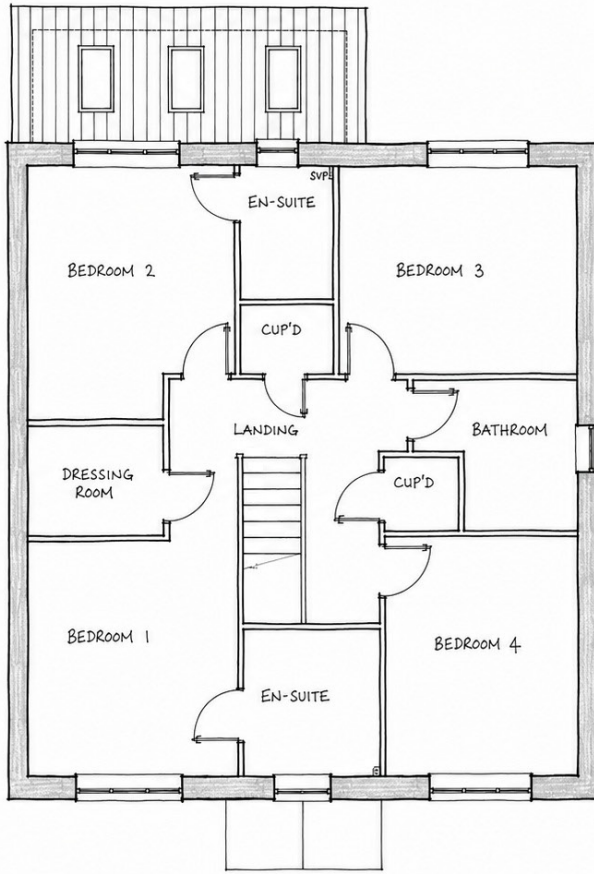
Upstairs are four bedrooms, the principal bedroom with a dressing room and en suite, the guest bedroom also benefiting from an en suite alongside a well appointed family bathroom. Bathrooms feature Hansgrohe brassware, quality RAK sanitary ware, vanity units and heated towel rails, with considered tiling providing a suitably refined finish.

Energy efficiency has also played an important role in the design. An air source heat pump provides heating and hot water, with thermostatically controlled underfloor heating throughout the ground floor and traditional radiators serving the first floor.

Outside, Plot Three benefits from its own driveway and integral garage, while the gardens provide a blank canvas for their new owners. Sandstone paving, landscaped and turfed front gardens and enclosed rear gardens complete the setting.



GROUND FLOOR



FIRST FLOOR

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Location

Rookery View enjoys an attractive setting, combining a sense of countryside with excellent access to both Wymondham and Attleborough.

Wymondham is one of Norfolk's most appealing historic market towns, centred around its characterful market place and magnificent medieval abbey. The town offers an excellent range of everyday amenities, including Waitrose, independent shops, cafés and restaurants, together with a weekly farmers' market bringing together local producers and makers.

Attleborough is also within easy reach and provides a further choice of amenities, with a good collection of independent shops, traditional butchers, cafés and a Sainsbury's supermarket.

For commuters, the location is particularly well connected. The nearby A11 provides straightforward access into Norwich and south towards Thetford and Cambridge, while rail services from Wymondham and Attleborough provide regular connections to Norwich, Cambridge and London Liverpool Street.

Families

Besthorpe has an active village community, with its village hall and sports facilities providing a local focus for activities and recreation, while the surrounding countryside offers plenty of opportunities to get outdoors.

Schooling is a particular strength of the location. The highly regarded Wymondham College is within walking distance and with the addition of its Prep School, it now provides education from Reception through to Sixth Form, while a good choice of alternative primary and secondary schools can be found in Attleborough, Old Buckenham, Wymondham and the surrounding villages.

At approximately 1,850 sq ft, Plot Two offers considerably more space than many modern new build homes, with three reception areas allowing different generations of the household to live, work and relax without competing for space.

PLOT 3

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Bespoke.

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