







# Welcome to The Rushbrooks

With open field views, these unique homes at The Rushbrooks are perfectly positioned to benefit from Great Plumstead's stunning rural Norfolk village setting, just moments from the city of Norwich.



## Village Life

A quiet village, Great Plumstead is a great location for those who love the outdoor lifestyle. Ideally located, this quaint Norfolk village enables access to the glorious fenland and riverside walks of the Mid-Yare National Nature Reserve and RSPB Strumpshaw Fen within a 15 minute drive from your new home.

Enjoy the outstanding natural beauty of the rugged North Norfolk coastline with its infamous seascapes, coastal villages and miles of scenic walks, only 35 minutes by car from The Rushbrooks.

The villages of Blofield and Brundall are easily accessible with amenities such as a library, restaurant, medical centre and Co-op can be found for those important daily essentials.

Closer to home treat yourself to a round of golf or Spa treatment at Sprowston Manor Golf Club, or a traditional pub lunch at the 400 year-old Brick Kilns public house in Little Plumstead.







## City & Serenity

The fine city of Norwich is within easy reach of The Rushbrooks. Steeped in history and a vibrant centre of arts and culture, Norwich is a city that suits many tastes. Filled with hidden gems and compelling architecture that spans over 1000 years, discover the city's multitude of offerings at your leisure. From nationally renowned shopping, endless restaurants, pubs and bars to green parks, cinemas, galleries and museums, Norwich is a wonderful fusion of the modern and historic.

Norwich is the only city in the UK to be located within a National Park. The stunning Norfolk Broads with over 125 miles of navigable lock-free waterways and countless nature reserves can be accessed in under 15 minutes from your new home at The Rushbrooks.



# Specification

## Exterior

Heritage bricks by Wienerberger
Cream mortar
Rustic clay pantiles
Fascias / soffits / bargeboards – in colour co-ordinated micro-porous paint
Galvanised gutters and downpipes
Feature Oak posts and brackets to front porches and bay windows
Rationel Aluminium clad timber windows (double glazed)
Colour Co-ordinated Steel Garage doors (electrically operated)
Wall lights to back and front doors, garages and patios
Hot water and heating by air source heat pumps
Landscaping to include turf to fronts, planting and generous areas of slabs
Fences with close boarded timber panels, concrete posts and gravel boards
Driveways in chelsea setts
Pastel coloured boarding to some gables – in ‘no’ maintenance boards

## Interior

Interior painted in Skimming Stone
Cottage style doors
Contemporary ironmongery
Feature skirting, architrave and sills
Tiled floors to kitchen/diner, utility, cloaks, bathroom and ensuites
Staircases with solid Ash handrails and newel posts with glass infill panels to houses only

## Plumbing & Electrical

Generous amounts of sockets,TV points and BT sockets
Underfloor heating with 4iE thermostats – controlled with tablet or smartphone
Radiators upstairs
Remote control chrome towel radiators to bathrooms and ensuites
Timer for heating and hot water control
Numerous low energy LED spots to most rooms
Outside tap
Lights and socket to garages
One double socket with USB chargers in kitchen and bedrooms

## Bathrooms, ensuites and cloakrooms

Cascade basin and bath taps by Bristan
Evolve basins and vanity units by Roper Rhodes
Wall and floor tiling by Porcelanosa (choice depending on stage of construction)
Anodised aluminium trims to edges of tiling
Illuminated Mirrors above basins
Grohe SmartControl showers with ceiling rose and hand held outlet
Low profile shower trays (not to cloakrooms)

## Kitchens & Utility Rooms

Manor House shaker style units by Makintosh in ash – choice of 14 pastel colours
Solid worktops and splashbacks by Minerva
Dishwashers by Neff
NoCalc Water device fitted
Induction hob
Stainless steel cooker by Neff (some plots with 2 ovens)
Integrated fridge/freezer by Neff
Extractor hood
Under unit lighting



Photograph of previous Ingram Homes site – Manor house painted kitchen in limestone and anthracite limage.



# Site Map



Please note:  
Plots 5 & 6 are Shared Equity  
Plot 7 is Social Housing







# Plot 1

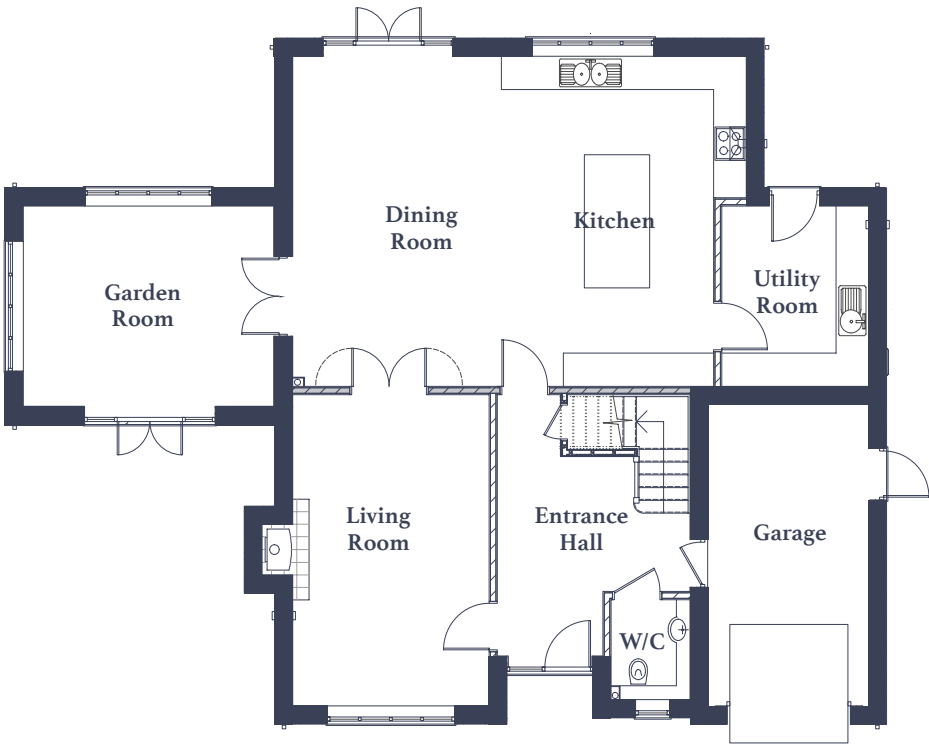
A detached four-bedroom home with open-plan kitchen/diner.



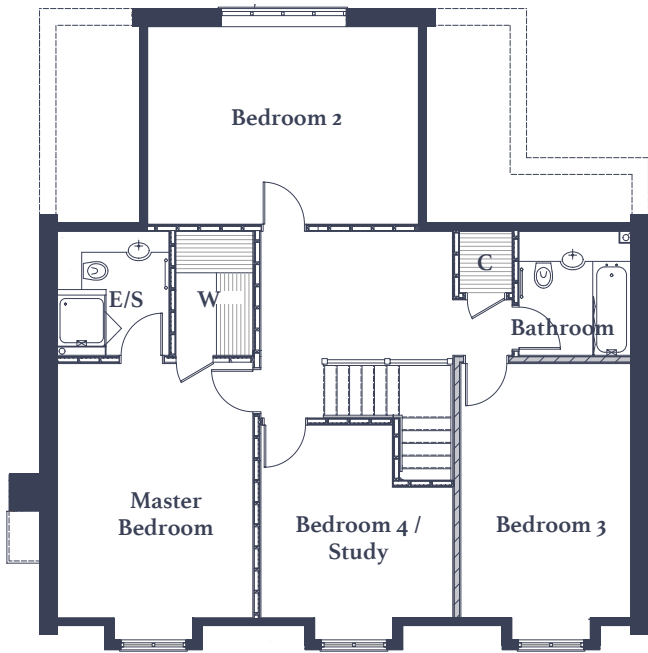
Kitchen / Dining	8.393m x 5.950m	27'5" x 19'5"
Living Room	5.659m x 3.590m	18'6" x 11'8"
Garden Room	4.653m x 3.659m	15'3" x 12'0"
Master Bedroom	4.649m x 3.590m	15'2" x 11'8"
Bedroom 2	5.000m x 3.564m	16'4" x 11'7"
Bedroom 3	4.653m x 3.150m	15'3" x 10'3"
Bedroom 4 / Study	3.550m (max) x 3.500m	11'6" x 11'5"

# Floor Plans

Ground floor



First floor



Floor plans, dimensions and configurations are included for guidance only and are subject to change during the construction process. Please refer to current drawings with your Sales Consultant



# Plot 2 & 10

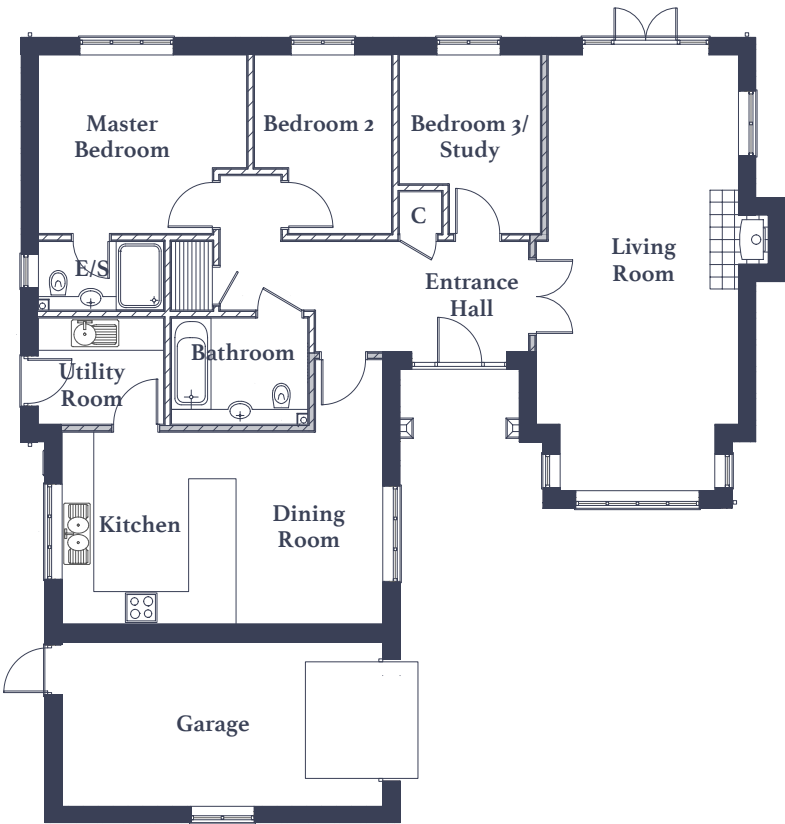
A detached three-bedroom home with open-plan kitchen/diner.



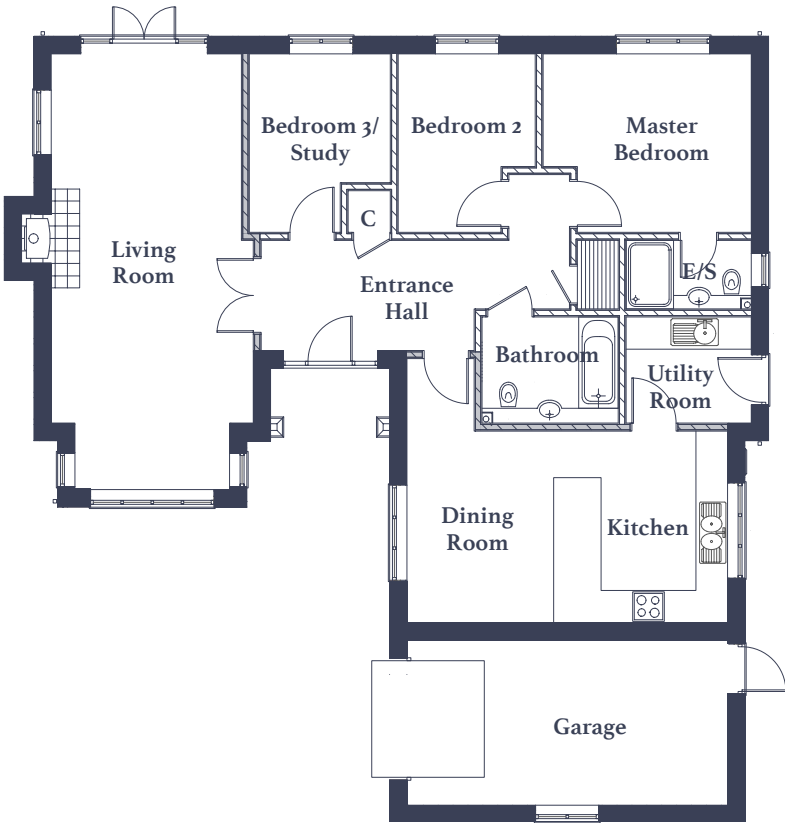
Kitchen / Dining	6.134m x 4.964m (max)	20'1" x 16'3"
Living Room	8.100m x 3.884m	26'9" x 12'7"
Master Bedroom	3.300m x 3.372m	10'8" x 11'0"
Bedroom 2	3.372m x 2.650m	11'0" x 8'6"
Bedroom 3 / Study	3.372m x 2.725m	11'0" x 8'9"

# Floor Plans

Plot 2



Plot 10



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# Plot 3 & 9

A detached three-bedroom home with open-plan kitchen/diner.



Kitchen / Dining	5.884m x 3.950m	20'1" x 16'3"
Living Room	8.758m x 4.463m	26'9" x 12'7"
Master Bedroom	4.275m (max) x 3.134m	14'0" x 10'3"
Bedroom 2	3.939m x 3.130m	12'9" x 10'3"
Bedroom 3 / Study	3.939m x 3.130m	12'9" x 10'3"

# Floor Plans

Plot 3



Plot 9

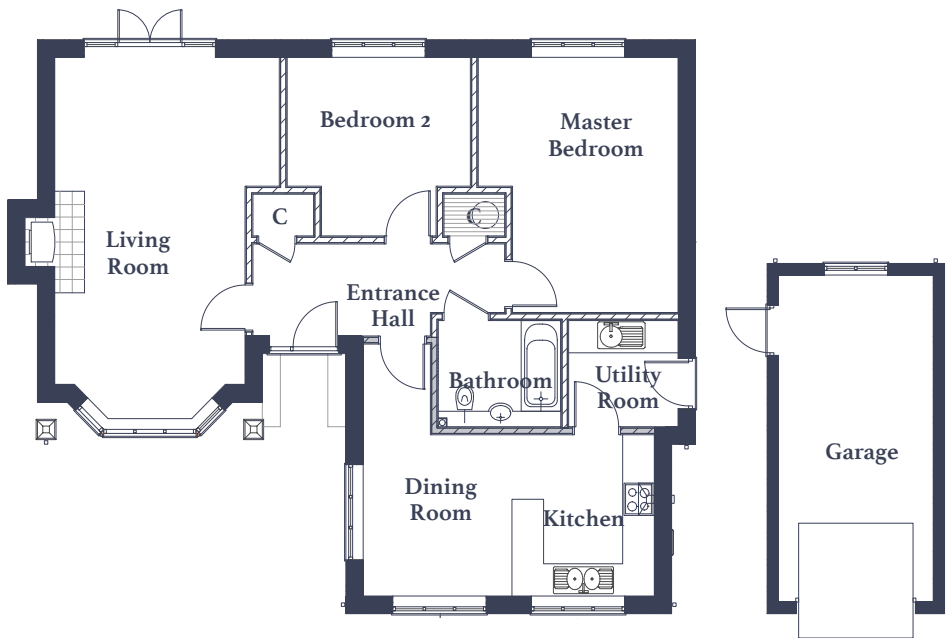


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# Plot 4

A detached two-bedroom home with open-plan kitchen/diner:

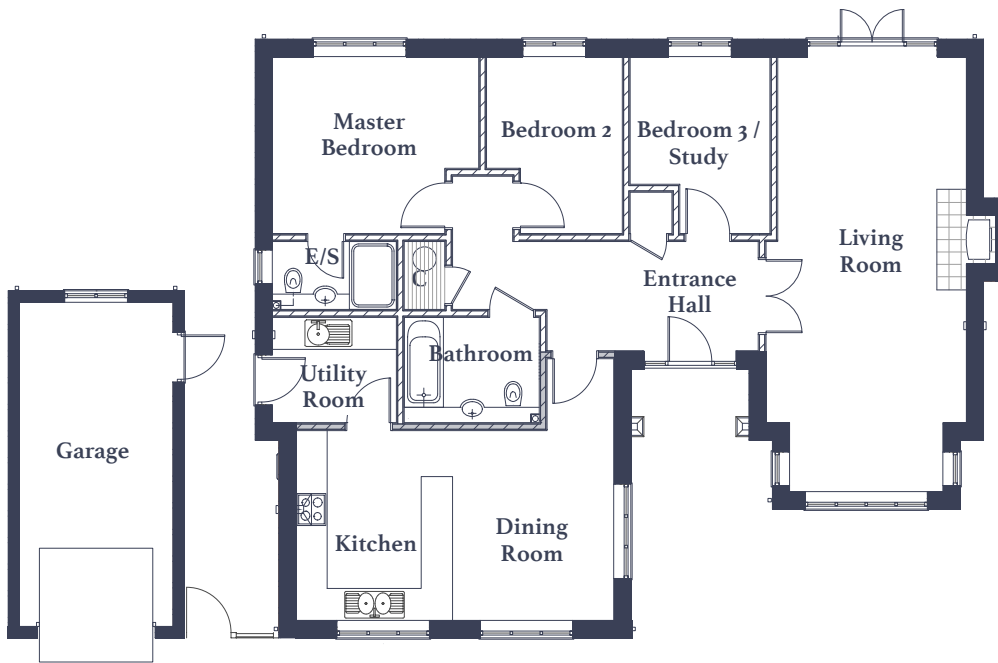


Kitchen / Dining	5.572m x 4.738m (max)	20'1" x 16'3"
Living Room	6.772m x 4.309m	22'2" x 14'1"
Master Bedroom	4.797m x 3.150m	15'7" x 10'3"
Bedroom 2	3.524m (max) x 3.363m (max)	11'6" x 11'0"

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# Plot 8

A detached three-bedroom home with open-plan kitchen/diner:



Kitchen / Dining	6.134m x 4.970m (max)	20'1" x 16'3"
Living Room	8.100m x 3.884m	26'6" x 12'7"
Master Bedroom	3.300m x 3.372m	10'8" x 11'1"
Bedroom 2	3.372m x 2.650m	11'1" x 8'7"
Bedroom 3 / Study	3.372m x 2.725m	11'1" x 8'9"

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# Plot II

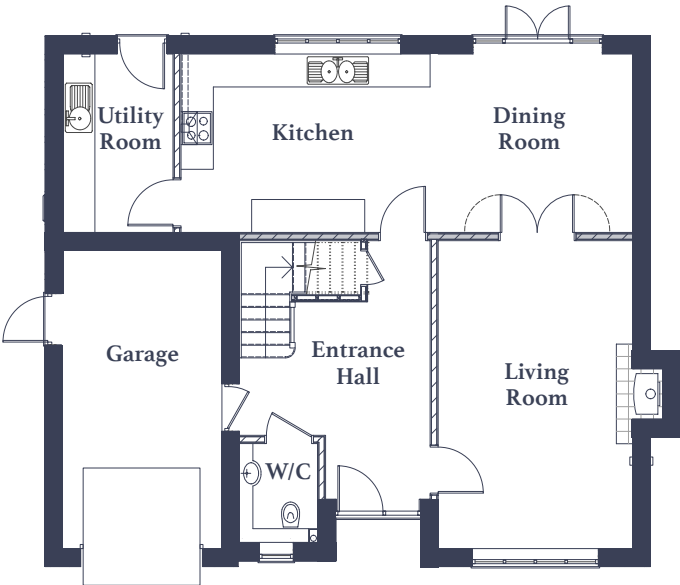
A detached three-bedroom home with open-plan kitchen/diner.



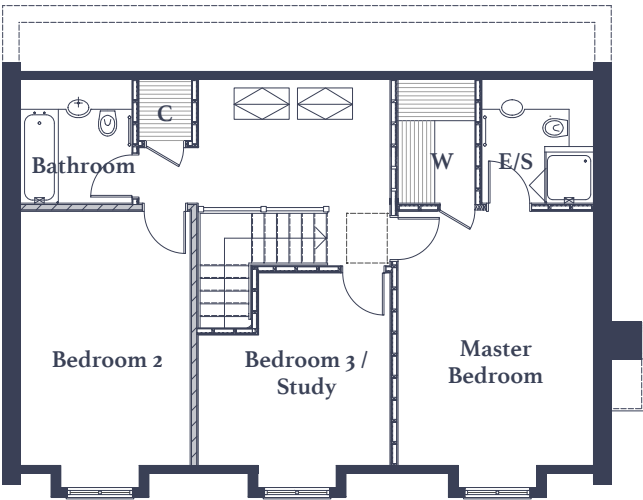
Kitchen / Dining	8.409m x 3.250m	27'6" x 10'7"
Living Room	5.634m x 3.609m	18'5" x 11'8"
Master Bedroom	4.603m x 3.634m	15'1" x 11'9"
Bedroom 2	4.603m (max) x 3.159m	15'1" (max) x 10'4"
Bedroom 3 / Study	4.653m x 3.150m	15'3" x 10'3"

# Floor Plans

Ground floor



First floor



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# Travel & Map

Discover the convenience of everything on your doorstep at The Rushbrooks.

Church Road Great Plumstead NR13 5AB	
Via Car	
Brundall and Blofield	8 minutes (4.5miles)
Strumpshaw Fen	14 minutes (5.6miles)
Norwich Station	12 minutes (6.7miles)
Northern Distributer Road (A1270)	4 minutes (1.6miles)
Norwich Airport	11 minutes (7.4miles)
Winterton	30 minutes (18.7miles)
Cromer	40 minutes (26.4miles)
Little Plumstead C of E Primary School	3 minutes (1mile)
Sprowston Golf & Spa	8 minutes (4.5miles)
Chappelfield Shopping Centre	12 minutes (6.8miles)
Postwick Park and Ride	12 minutes (8.3miles)

Journey times/distances taken from theaa.com, all times are approximate, are dependant on travel conditions and are correct at time of going to print.'







Ingram Homes build exceptional quality new homes throughout East Anglia. Our family run business, which was established in 1972 and has heritage that dates back as far as the 1920's through four family generations, offers unique homes utilising our wealth of experience.

Managed by our highly experienced team, our hand-picked highly skilled tradesmen are fully trained and qualified to ensure your new home is of the highest quality, matching our exacting standards set out at design stage.

We only build a small number of properties which enables a stronger focus and more personal approach to each house that we build, ultimately creating highly desirable homes with the greatest attention to detail possible.

John Ingram  
Managing Director



## Uncompromised Quality & Superior Specification





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