



The Orchids

Rockland St Mary

FW
PROPERTIES



Welcome to The Orchids

by FW Properties

This exciting collection of new homes provides a mix and variety of designs and sizes, blending seamlessly into the South Norfolk village of Rockland St Mary.



The village of Rockland St Mary

Rockland St Mary offers easy access to unspoilt countryside, the Norfolk Broads and to the city of Norwich. It's perfect for dog walking, cycling and relaxing strolls. And, its proximity to Rockland Staithe, the River Yare and The Broads means you can also enjoy boating and birdwatching at your leisure.

The New Inn is a classic village pub, that serves good food and great beer. It's friendly, cosy and just a stone's throw from The Orchids. There is also a quaint Primary School as well as the Heathgate Medical Practice within Rockland St Mary.

The village Post Office & Store is also within easy reach, so you can pick up all your small essentials without leaving the village. For your big shop, there's a Tesco Superstore just 20 minutes away by car.



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If you miss the buzz of the city, you only need to jump in the car and you can be in Norwich in 20 minutes. There you have independent shops, restaurants, bars, cafés, theatres, cinemas, museums and galleries.

The Orchids really does offer the best of country life with easy access to city living.



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- 1. Rockland Staithe
- 2. Village sign
- 3. Rockland Staithe
- 4. The New Inn



Site Plan



Plot number	House Type
1, 4 & 7	Type I
2, 3, 6 & 8	Type G
5, 17, 19 & 20	Type E
13, 14 & 18	Type F
15 & 16	Type C
21	Type D



The finer details

Flexible living space. High-quality fixtures and fittings. The best of modern technology. The light and spacious homes at The Orchids offer the comfort and convenience of modern living in an unrivalled rural setting. Each one beautifully designed. Each one meticulously finished.

Kitchen

Classic shaker style Burbidge kitchen with timber painted doors, soft close mechanisms including the following:

House Type C, D & F

- Bosch built-in oven
- Bosch 4 ring gas hob, stainless steel splashback and extractor hood
- Bosch built-in dishwasher
- Square edged laminate worktop and upstand with stainless steel 1½ bowl stainless steel sink and monobloc swan neck tap
- Recessed downlighters to ceiling
- Stainless steel sockets at worktop level
- Large format floor tiles
- Space for washing machine/dryer

House Type E, G, & I

- Dual Fuel Rangemaster cooker with 5 ring gas hob
- Rangemaster extractor hood and splashback
- Bosch built-in dishwasher
- Quartz work top including upstands with integrated 1½ bowl sink, and monobloc swan neck tap
- Recessed downlighters to ceiling
- Stainless steel sockets at worktop level
- Large format floor tiles

Bathrooms, en-suite shower rooms and cloakrooms

- Contemporary Duravit white sanitary ware and Vado chrome fittings
- Wall and floor tiling
- Thermostatically controlled shower
- Downlighters to ceiling
- Chrome towel radiators

Finishes

House Type C, D & F

- White satin painted stairs and balustrade
- Fitted wardrobes to bedrooms where shown
- Polished chrome door furniture
- Walls painted in neutral colour
- White painted Dordogne style internal doors
- Ceilings – smooth finish, painted white
- White satin skirting and architraves

House Type E, G & I

- White satin painted stairs with oak balustrade and newel cap
- Oak veneered internal doors
- Fitted wardrobes to bedrooms where shown
- Polished chrome door furniture
- Walls painted in neutral colour
- Ceilings – smooth finish, painted white
- White satin skirting and architraves

Utility

House Type E, G & I

- Built-in cupboards to match the kitchen
- Square edge laminate worktop and upstand
- Stainless steel sink and swan neck tap
- Large format floor tiles
- Recessed downlighters to ceiling
- Space for washing machine and tumble dryer

General

- uPVC double glazed grey windows
- TV points located in living room, study (where applicable) and all bedrooms
- Double sockets throughout
- 2Nr USB sockets in each property
- External tap
- Exterior lighting on PIR sensors
- Landscaped gardens with turfed front and seeded rear lawns
- Double/single garages (see site plan) with lighting and power
- External parking
- Patios and paving around the house
- Smoke detectors installed in the hall and landing
- **Fibre cable to the Premises providing Broadband capable of speeds up to 1Gbps**

Environmental

- Photovoltaic panels included to Type I & G

House type C, G & I also include:

- Underfloor heating to ground floor
- Parkray contemporary style wood burning stove

Warranty

- 10 Year ICW warranty

Type C

Plots – 15(H) & 16

A semi-detached three-bedroom house with open-plan kitchen/dining area, ground floor toilet.

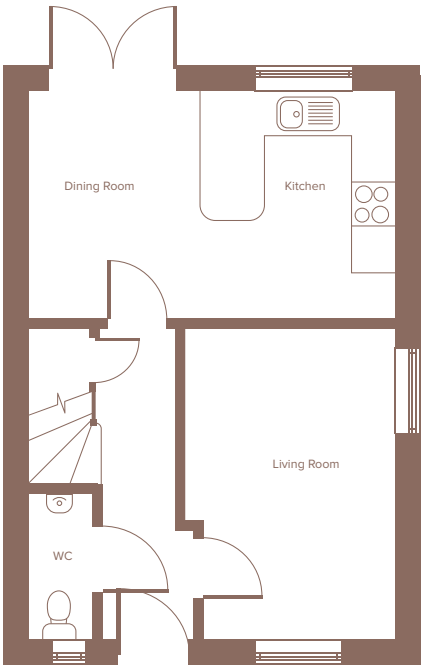
78m² – 840sqft

Kitchen / Dining	5.23m x 3.24m
Living Room	4.42m x 2.71m
Bedroom 1	3.80m x 3.00m
Bedroom 2	2.83m x 2.24m
Bedroom 3	2.35m x 2.24m

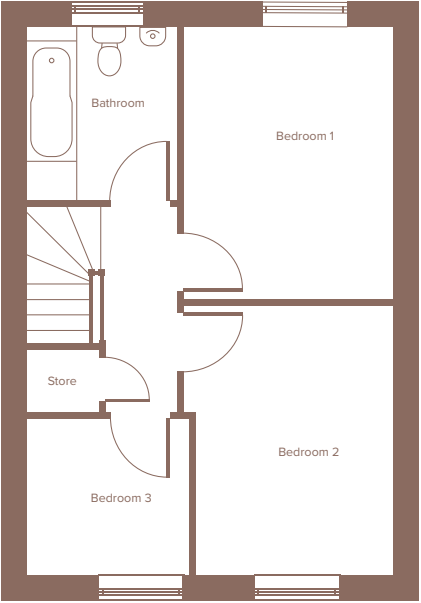
(H) = Handed.
Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Due to the nature of this building refurbishment it is not possible to give more than a general impression of the floor plans and configurations. Room dimensions are plus/minus 100mm.



Ground floor



First floor



Type D

Plot – 21

A detached four-bedroom house with open-plan kitchen/dining area, utility room, ground floor toilet, 2 bathrooms (1 en-suite) and a single garage.

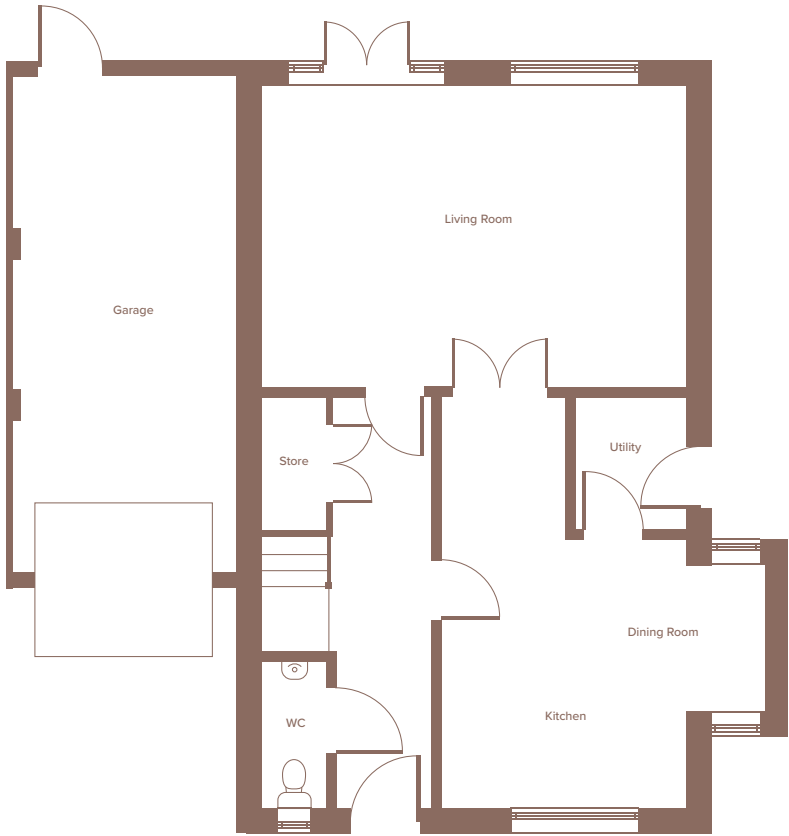
120m² – 1291sqft

Kitchen / Dining	3.80m x 3.47m
Living Room	6.02m x 4.27m
Bedroom 1	3.37m x 2.78m
Bedroom 2	3.60m x 3.20m
Bedroom 3	3.05m x 2.36m
Bedroom 4	3.03m x 2.60m

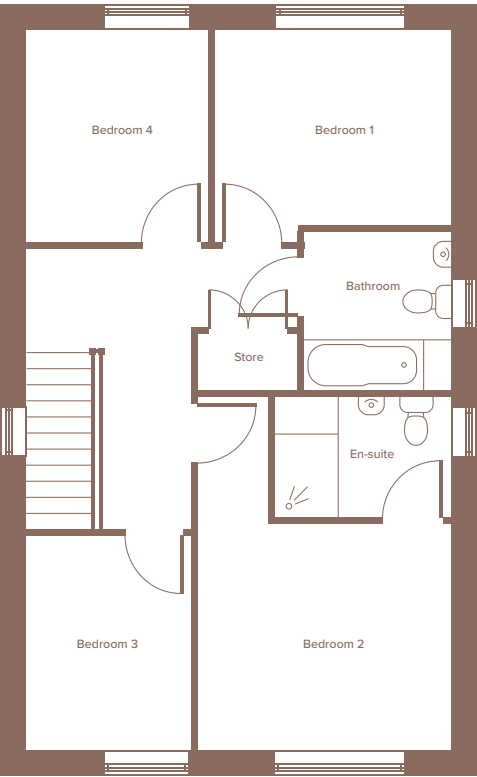
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Ground floor



First floor



Type E

Plot – 5, 17, 19(H) & 20(H)

A detached four-bedroom house with spacious open-plan kitchen/dining area benefitting from a separate living room and study areas, a separate utility room, ground floor toilet and 2 bathrooms (1 en-suite). Single garage.

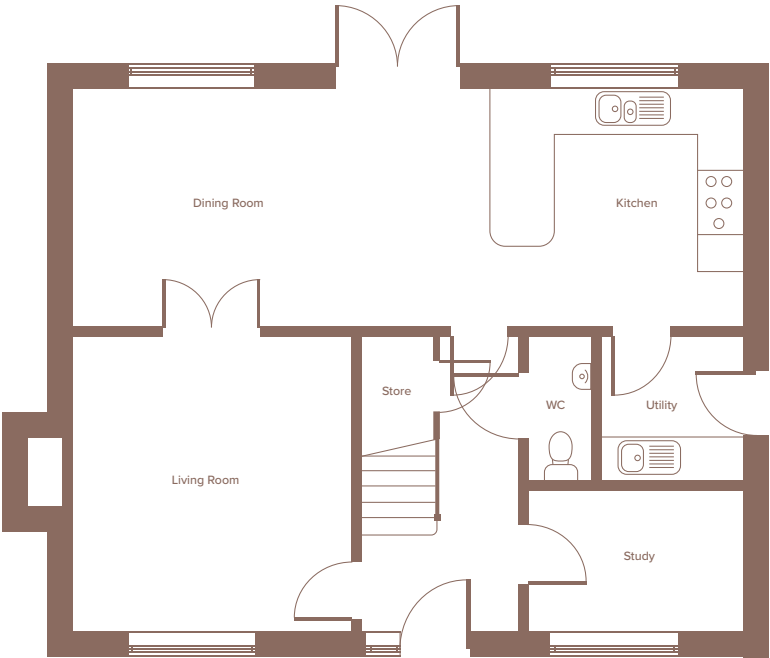
139m² – 1496sqft

Kitchen / Dining	9.46m x 3.41m
Living Room	4.20m x 3.97m
Study	3.16m x 2.05m
Bedroom 1	3.50m x 2.99m
Bedroom 2	4.15m x 3.07m
Bedroom 3	4.15m x 4.03m
Bedroom 4	3.50m x 2.83m

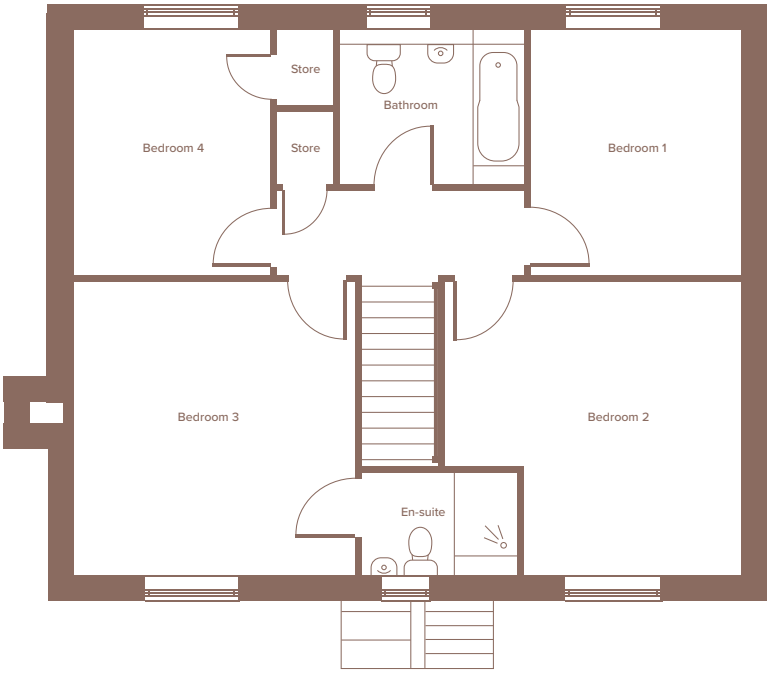
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Ground floor



First floor



Type F

Plots – 13, 14(H) & 18

A detached three-bedroom house with open-plan kitchen/dining area benefitting from a separate living room and study areas, a separate utility room, ground floor toilet and 2 bathrooms (1 en-suite). Single garage.

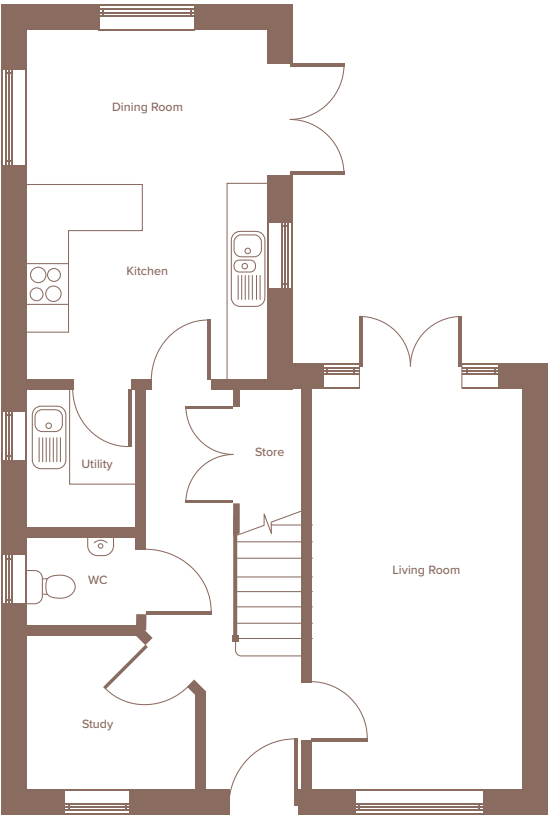
96m² – 1033sqft

Kitchen / Dining	4.69m x 3.43m
Living Room	5.68m x 3.00m
Study	2.43m x 2.20m
Bedroom 1	3.05m x 2.91m
Bedroom 2	3.21m x 2.85m
Bedroom 3	2.71m x 1.94m

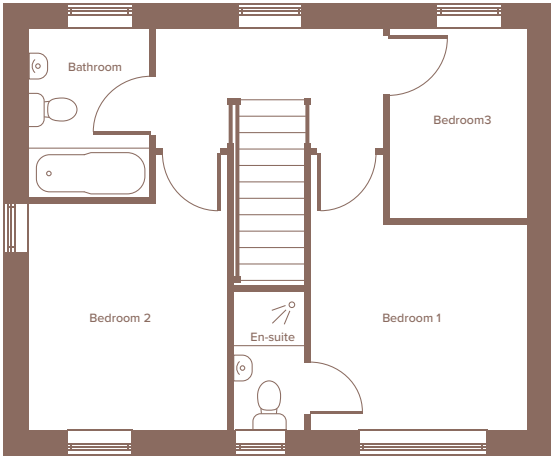
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Ground floor



First floor



Type G

Plots – 2, 3(H), 6(H) & 8

A detached four-bedroom house with a spacious open-plan kitchen/dining area benefitting from a separate living room and study areas, a separate utility room, ground floor toilet and 3 bathrooms (2 en-suite). Single garage.

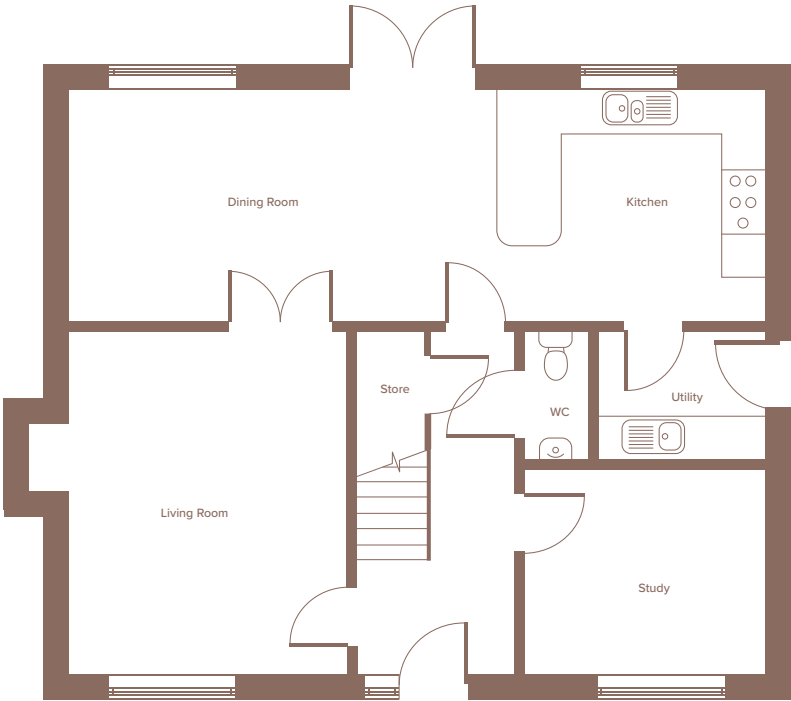
157m² – 1690sqft

Kitchen / Dining	9.84m x 3.29m
Living Room	4.87m x 3.96m
Study	3.42m x 2.92m
Bedroom 1	4.20m x 3.55m
Bedroom 2	3.55m x 3.29m
Bedroom 3	3.93m x 3.58m
Bedroom 4	3.58m x 2.64m

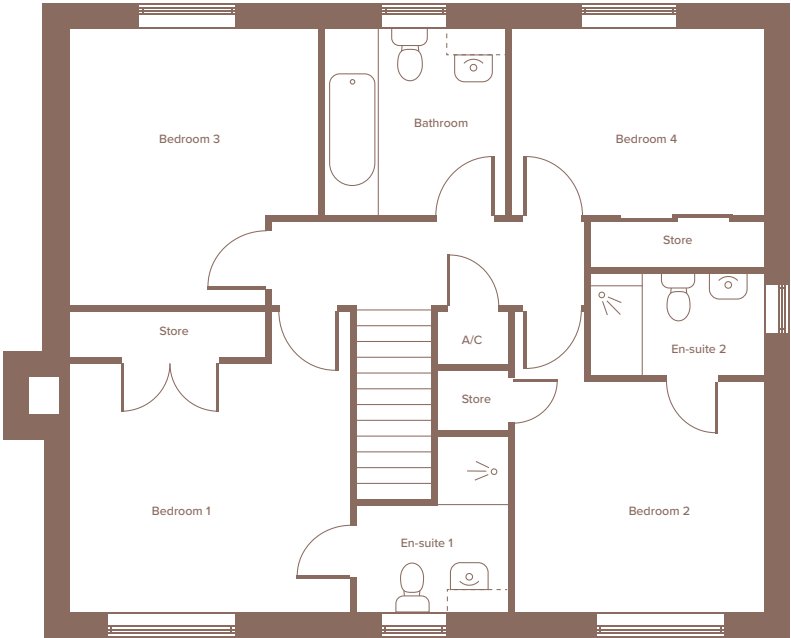
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Ground floor



First floor



Type I

Plots – 1, 4(H) & 7

A detached five-bedroom house with a large open-plan kitchen/diner and family room along with a separate generous sized living room. 3 bathrooms (2 en-suite), ground floor toilet and separate utility room. Double garage.

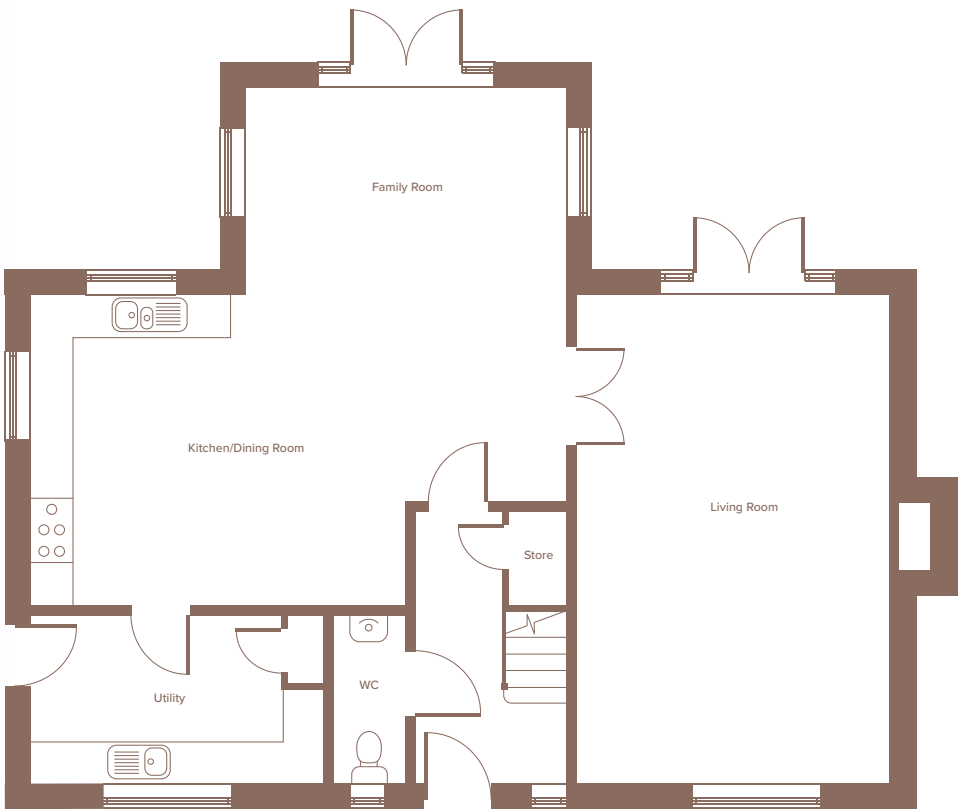
195m² – 2098sqft

Kitchen / Dining	7.55m x 4.44m
Family Room	4.56m x 2.86m
Utility	4.17m x 2.40m
Living Room	6.92m x 4.28m
Bedroom 1	4.52m x 3.40m
Bedroom 2	3.40m x 3.27m
Bedroom 3	3.46m x 3.34m
Bedroom 4	4.56m x 2.58m
Bedroom 5	3.46m x 3.21m

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Ground floor



First floor

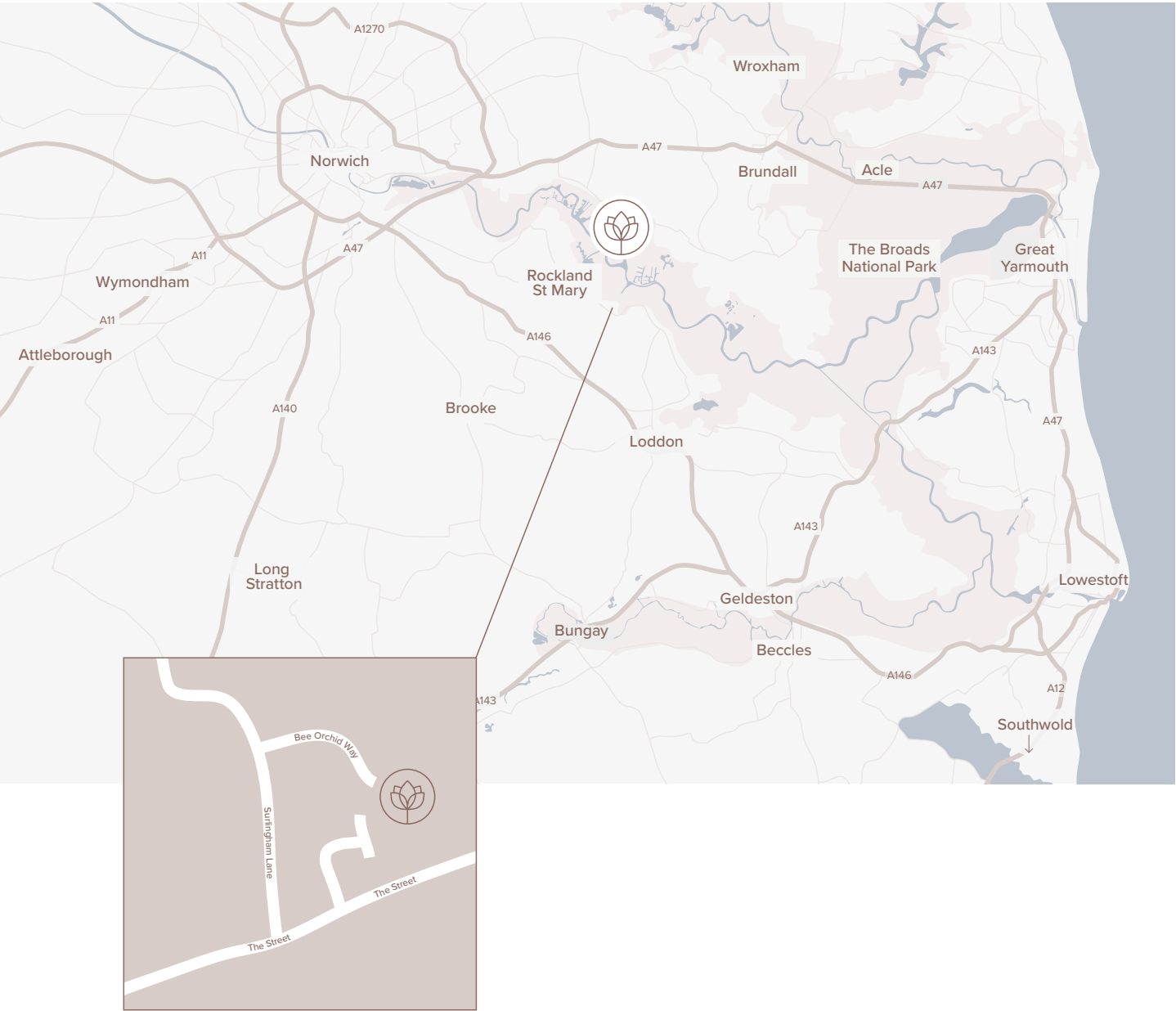


Around & About

As well as the vibrant city of Norwich, there’s plenty more within easy reach of Rockland St Mary.

Less than 20 minutes away is Whitlingham Broad, a glorious place to try out a whole range of water sports.

In under 40 minutes you can be at the coast, with a huge number of famous Norfolk beaches and pretty seaside towns to choose from.



Destination	Distance	Drive time
Norwich	8 miles	20 mins
Caister-on-Sea	24 miles	37 mins
Whitlingham Broad	8 miles	18 mins
Wroxham	15 miles	26 mins
Bungay	13 miles	26 mins



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- 1. Norwich Cathedral
- 2. Bob Champion Research & Education Building, UEA
- 3. Whitlingham Broad



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At home with the surroundings



At FW Properties, we believe property development is more than just buildings. It's all about designing and constructing homes that complement the existing landscape. Creating places that we would be proud to live in.

A specialist property development company with more than 50 years' experience, we take pride in producing beautiful homes in Norfolk and Suffolk that embrace the locality and character of their surroundings.

Working with a range of professional partners, we ensure high quality construction values are built into every project to create buildings that integrate naturally not just with their surroundings, but with local communities too.

Learn more at www.fw-properties.com



Developer:



FW Properties Ltd

3 The Close
Norwich NR1 4DH
01603 295 050
enquiries@fw-properties.com
www.fw-properties.com

Sales Agent:



Savills

Lawrence House
5 St Andrews Hill
Norwich NR2 1AD
01603 229 244
fcooper@savills.com
www.savills.co.uk



Backed by
HM Government

The Orchids, Rockland St Mary, Norfolk NR14 7UJ

It is not possible in a brochure of this nature to do more than give a general impression of the range, variety and quality of the homes we offer at The Orchids. The computer generated images, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details and materials used. Please refer to current drawings with your Sales Consultant.