



HOPKINS  
HOMES

# PROSPECT PLACE

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Framlingham ~ Suffolk



Traditionally designed 1, 2, 3 & 4 bedroom homes



Computer generated image of properties at Prospect Place. Indicative only.





HOPKINS  
HOMES

WELCOME TO  
PROSPECT PLACE  
*by Hopkins Homes*



Prospect Place is an outstanding collection of new homes  
in the sought-after Suffolk town of Framlingham.

There's a home for everyone here, with properties ranging from one to four bedrooms. All of these stylish homes have been intelligently designed, expertly crafted and exquisitely finished to offer you an exceptional quality of life.

What's more, the location of these stunning properties is second to none, with easy access to the beautiful Suffolk coast and the vibrant towns of Ipswich and Bury St Edmunds.

*James Hopkins*

Executive Chairman and founder of Hopkins Homes

“A Hopkins home is designed and built to stand the test of time, so you can be confident your home will be a welcoming environment for generations to come”





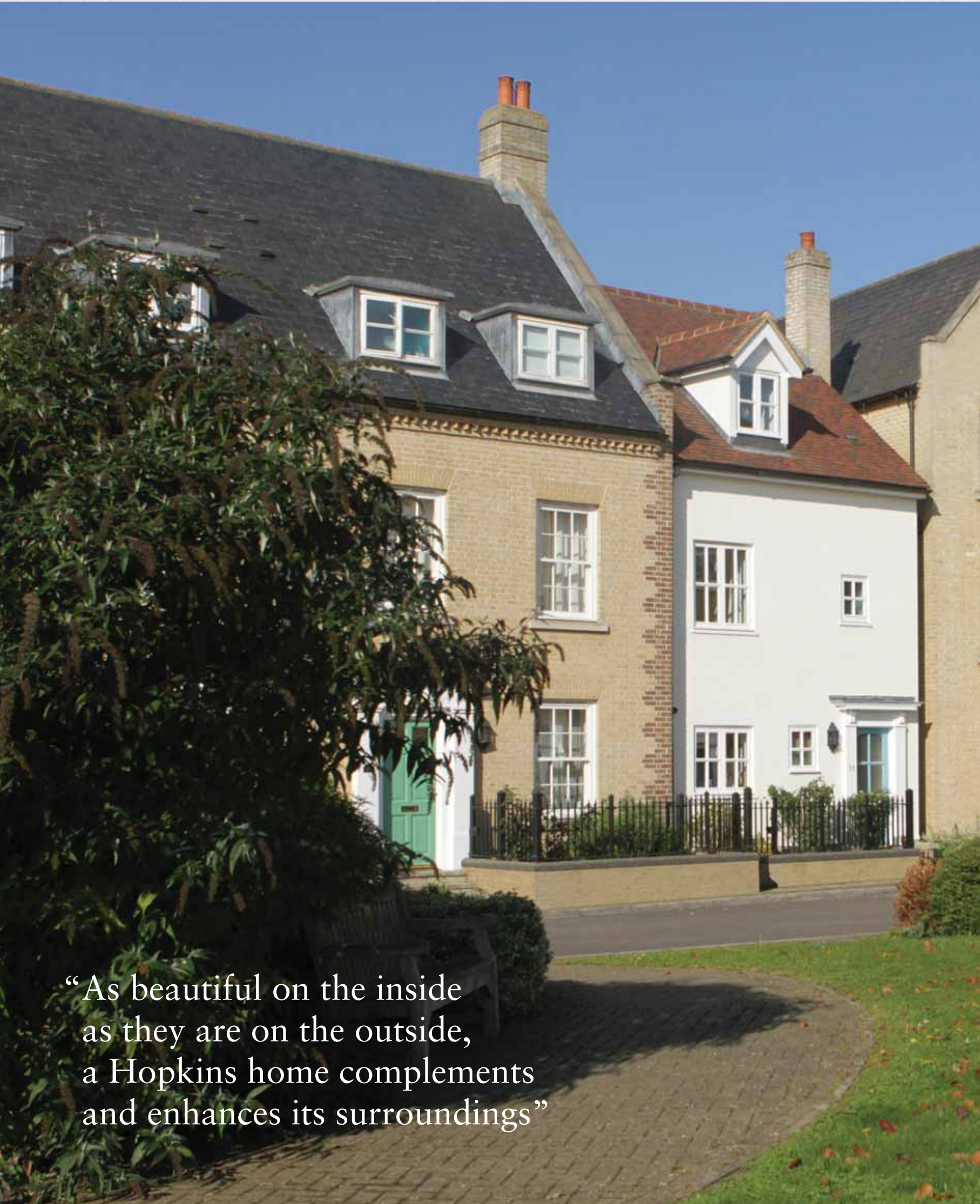
# Excellence is our watchword

Our commitment to quality and excellence has won us a number of awards across East Anglia and beyond. When you step into your new home at Prospect Place, we're sure you'll understand why.



Hopkins Homes leaves no stone unturned when it comes to creating properties of excellence – and the new homes at Prospect Place are no exception. You can be assured that your new property has been created using a fine blend of traditional building methods and the latest technology.

As a result, you can be confident that your Prospect Place home will stand the test of time for generations to come.



“As beautiful on the inside  
as they are on the outside,  
a Hopkins home complements  
and enhances its surroundings”



## Design of the highest standard

The beautiful homes at Prospect Place more than live up to Hopkins Homes' enviable reputation for creating bespoke properties of the very highest standards.

At Hopkins Homes, we pride ourselves on achieving the epitome of design quality to create properties our customers will cherish and be proud to call their own. This characteristic passion has been wholeheartedly embraced at Prospect Place, where each home and the entire layout has been carefully considered to reflect the heritage of the area.

Such award-winning design techniques have captured the hearts and minds of thousands of happy homeowners over the years, and we're sure that the same will be the case at Prospect Place.







## A charming town with lots to offer

Prospect Place enjoys an enviable location in the beautiful Suffolk market town of Framlingham, which dates back to Anglo Saxon times. The rich history of the locale is evidenced in its very own 12th Century castle, as well as numerous centuries-old buildings like the Guildhall and the appropriately named Ancient House.

The town offers everything you will need in terms of useful amenities, such as a supermarket, bank, a doctors' surgery and a dental practice. Not to mention the Framlingham Market, which takes place on Market Hill as it has done since 1285, every Tuesday and Saturday and there is also an excellent selection of independent shops. Meanwhile, Framlingham is also well served when it comes to wining and dining. Just a few minutes' walk away from home is The Station Hotel, a welcoming venue which specialises in wood fired pizzas. You'll also find a range of other restaurants in the town with Malaysian, Italian and Indian food all on the menu.

Framlingham is home to some beautiful open spaces including its Mere; a wildlife haven with the castle as its backdrop. The town also boasts the Pageant Field which is popular with local walkers and families.

There's a primary school in the town, the Sir Robert Hitcham, as well as Thomas Mills High School and the independent, co-educational Framlingham College.

Prospect Place is ideally located to enjoy the best that Suffolk as a whole has to offer, including the beautiful medieval market town of Bury St Edmunds. There, you'll find stunning architecture, charming public gardens and lots of cultural attractions. Also close at hand is the county town of Ipswich, whose features include the Regent Theatre, its buzzing waterfront and the Tudor Christchurch Mansion where you'll find artworks by Constable and Gainsborough.

Within half an hour, you can be on the stunning Suffolk coast at Aldeburgh where you can enjoy mouthwatering seafood, a stroll on the beach or live entertainment at Snape Maltings.

The A12 is just 10 minutes' drive away from home. Meanwhile, your nearest train station is at Wickham Market, 12 minutes away by car, which links you to Ipswich and Lowestoft. You can be in London Liverpool Street in 1hr 48 minutes via Ipswich. For international travel, Norwich Airport is just over 40 miles to the north or Stansted is less than 70 miles south.

*“With a Hopkins home, you can be sure that each home has been designed and built to last.”*

UK Construction Magazine

## Our portfolio of success



*“Skilled craftsmanship was used to restore the period heritage of the original building.”*

Hot Property



*“Hopkins Homes’ ability to create award-winning homes is due in no small part to the highly talented and experienced team.”*

East Anglian Daily Times



PROSPECT PLACE *by* HOPKINS HOMES



*“Hopkins Homes... (is) always conscious of the street scene and the preservation of the local character and charm. The company has been winning awards longer than most of us have been writing about them.”*

Eastern Daily Press

Photographs depict previous Hopkins developments.



# Award-winning Hopkins Homes

Our commitment to excellent style, design and quality has been recognised with numerous local and national awards.

## 2015

- Sunday Times British Homes Awards Best Development St Michael's Place & Bure Place, Aylsham
- Housebuilder Awards Best Refurbishment Bure Place, Aylsham
- What House? Awards Best Development St Michael's Place & Bure Place, Aylsham
- LABC Building Excellence Awards The Water Tower, Bure Place, Aylsham
- NHBC Pride in the Job Award Grove Park, Barrow

## 2014

- NHBC Seal of Excellence Award St Andrew's Place, Kilverstone
- NHBC Pride in the Job Award St Andrew's Place, Kilverstone
- Building Excellence Awards Best New Housing Development Scholars' Quarter, Norwich, Finalist

## 2013

- NHBC Pride in the Job Award Eastgate Rise, Bury St Edmunds
- NHBC Pride in the Job Award St Andrew's Place, Kilverstone

## 2012

- Housing Design Awards Completed Project Winner Tibby's Triangle, Southwold
- NHBC Pride in the Job Award Scholars' Quarter, Norwich
- NHBC Pride in the Job Award The Martellos, Felixstowe
- NHBC Pride in the Job Award Miller's Tye, Soham

## 2011

- What House? Gold Award Best Brownfield Development Tibby's Triangle, Southwold
- NHBC Seal of Excellence Award Bell's Grange, Bocking
- NHBC Pride in the Job Award Bell's Grange, Bocking
- NHBC Pride in the Job Award Fairfield Park, Costessey
- Norwich Society Design Award Scholars' Quarter, Norwich

## 2010

- NHBC Seal of Excellence Award Fairfield Park, Costessey
- NHBC Pride in the Job Award Fairfield Park, Costessey
- NHBC Pride in the Job Award Albany Place, Ipswich

## 2009

- What House? Bronze Award Best Medium Housebuilder
- What House? Bronze Award Best Renovation Melton Grange, Melton
- NHBC Seal of Excellence Award Albany Place, Ipswich

## 2008

- Housing Design Awards Best Project Tibby's Triangle, Southwold
- NHBC Pride in the Job Award Pitcher's Place, Harleston, Blyth Place, Reydon, Fairfield Park, Costessey
- NHBC Eastern Regional Award Medium Sized Builder Blyth Place, Reydon
- What House? Bronze Award Best Medium Developer
- What House? Bronze Award Best Development St Giles View, Risby

## 2007

- Ernst & Young Arts and Business East Employees Award
- NHBC Pride in the Job Award Mulberry Gardens, Mulbarton
- Norwich Society Commendation Baltic Wharf, Norwich
- Norwich Society Honourable Mention Appleyard's Mill, Norwich

## 2006

- NHBC Pride in the Job Award King's Quarter, Norwich and St. Georges Square, Reydon

## 2005

- NHBC Pride in the Job Award
- NHBC Quality Award Winner

## 2004

- Building For Life Silver Standard Award Bishops Walk, Ely
- NHBC Quality Award Winner

## 2003

- Daily Telegraph What House? Silver Award Best Medium Sized Housebuilder

## 2002

- Building Magazine Awards Regional Housebuilder of the Year
- Britannia National Homebuilder Design Awards, Commendation for Best use of a Brownfield Site Bishops Walk, Ely
- Daily Telegraph What House? Bronze Award Best Medium Sized Housebuilder
- NHBC 2 Pride in the Job winning sites
- Ernst & Young James Hopkins named as Central Region Entrepreneur of the Year

## 2001

- Anglian Business Awards Runner up
- Daily Telegraph What House? Bronze Award Best House Design
- Fast Track 100

## 2000

- Daily Telegraph What House? Bronze Award Best House Design
- Fast Track 100
- St Edmundsbury Borough Council Design Competition to develop fourth phase of Drovers Mead, Bury St Edmunds

## 1999

- St Edmundsbury Borough Council Design Competition to develop third phase of Drovers Mead, Bury St Edmunds

## 1998

- Daily Telegraph What House? Silver Award for Best House Design
- Design Awards for Excellence Broadland District Council First Prize
- Kent Blaxill Highly Commended Best Residential Development of five units or more
- East Cambridgeshire District Council Design Competition to develop two parcels of land Broad Street, Ely





# A specification of the highest quality



## Kitchens

- Choice of kitchen cupboards and worktops\*
- Oven, hob and extractor fan fitted as standard
- Plumbing for washing machine and dishwasher where possible
- Choice of wall tiles from our selected range\*
- Choice of floor tiles from our selected range\*

## Electrical

- Burglar alarm to ground floor only
- Double socket outlets throughout
- Outside lighting to front and rear on certain plots
- TV points to living room and all bedrooms
- Telephone points to living room, study and all bedrooms

## Plumbing

- Central heating via thermostatically controlled radiators/panel heaters
- White sanitaryware throughout with chrome-effect mixer taps plus white bath panel and matching seat
- Outside tap where possible

## Carpentry

- Moulded skirting and architraves painted white
- White painted staircase
- Four panel internal doors with matching chrome-effect handles

## Ceilings

- Ceilings smooth throughout with coved cornicing where possible

## Wall tiling

- Kitchen - between worktop and wall cupboards\*
- Bathroom - half-height all round\*
- En-Suite - full height to shower cubicle with splashback to hand basin and tiled window sill where applicable\*
- Cloakroom - splashback to hand basin and tiled window sill where applicable\*

## Other items

- Loft light where applicable
- Panel fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable
- All internal walls painted gardenia white

\*Choice available subject to stage of construction.

This specification is only meant as a guide, some items may vary from plot to plot.

Please check with Sales Consultant for further details.

Photographs depict previous Hopkins developments.



# DEVELOPMENT LAYOUT

The layout of Prospect Place has been carefully considered to ensure that this new development will become a community all of its own, beautifully complementing the well-established town of Framlingham. Landscaped gardens plus mature trees and shrubs have been included in the design, to ensure the perfect mix of natural features and top class craftsmanship.

You'll soon feel right at home at Prospect Place.



# DEVELOPMENT LAYOUT

Homes at Prospect Place range from one to four bedrooms, with each boasting a fully fitted kitchen with integrated appliances and a bathroom with chic white sanitaryware. Each property features spacious living accommodation which is perfect for entertaining friends and family, along with ample storage space and allocated parking.

You can rest assured that every home at the development has been designed, built and finished to the very highest standard and specification.
































# PROSPECT PLACE

## Framlingham ~ Suffolk



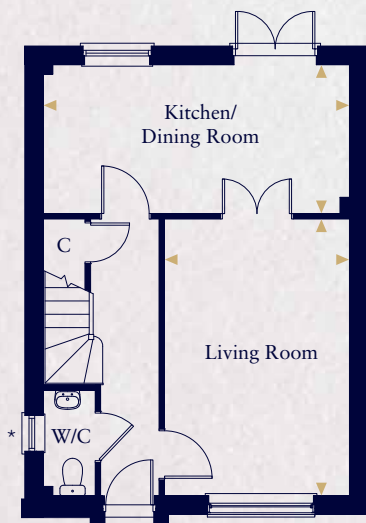
Framlingham Castle

|   |  |  |
|---|--|--|
|  <b>The Cornflower</b><br>Plots 11, 12(h), 19, 20(h), 68 & 73(h)               |  <b>The Dahlia</b><br>Plots 43, 80(h) & 97  |  <b>The Hydrangea</b><br>Plots 74 & 90        |
|  <b>The Bellflower</b><br>Plots 13(h), 22, 23, 50, 60(h) & 61                  |  <b>The Daphne</b><br>Plots 47, 48(h), 52(h), 53(h),<br>56(h), 59, 76, 78 & 93(h) |  <b>The Jasmine</b><br>Plots 75 & 94          |
|  <b>The Bluebell</b><br>Plots 14, 51(h), 62, 77(h) & 79                        |  <b>The Iris</b><br>Plot 63   |  <b>The Lavender</b><br>Plot 82               |
|  <b>The Buttercup</b><br>Plots 15, 16, 17, 44, 45, 46, 49(h), 54(h) & 55(h)    |  <b>The Heather</b><br>Plots 65, 88 & 95(h)                                       |  <b>The Lilac</b><br>Plots 91 & 92(h)         |
|  <b>The Lily</b><br>Plots 21 & 87  |  <b>The Primrose</b><br>Plot 66   |  <b>The Lupin</b><br>Plot 99                  |
|  <b>The Carnation</b><br>Plots 24, 25, 26, 27, 28, 83(h), 84(h), 85(h) & 86(h) |  <b>The Foxglove</b><br>Plot 67   |  <b>The Magnolia</b><br>Plot 100              |
|  <b>The Clover</b><br>Plots 40, 41(h), 57(h) & 58                              |  <b>The Rose</b><br>Plots 69(h), 70(h) & 72                                       |  <b>The Marigold Apartments</b><br>Plots 1-10 |
|  <b>The Geranium</b><br>Plots 42, 64(h), 81(h), 89(h), 96 & 98                 |  <b>The Honeysuckle</b><br>Plot 71  |  <b>The Peony Apartments</b><br>Plots 29-39   |
|   |  |  <b>Other Building</b><br>Plot 18             |

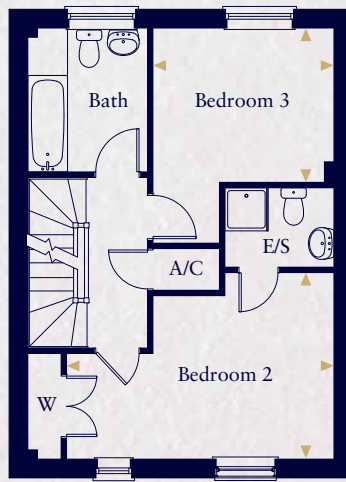
Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses, please speak to the Sales Consultant for plot specific information. The computer generated images, floor plans, configuration and layouts are included for guidance only. External finishes may vary, please refer to drawings in sales office. Development layout not to scale for indication only.



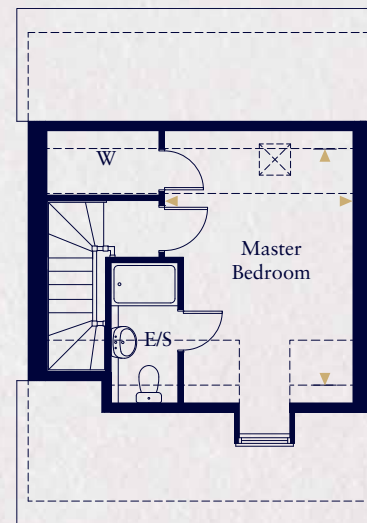
Computer generated image indicative only.



Ground Floor



First Floor



Second Floor

# The Cornflower

Plots 11, 12(h), 19, 20(h), 68 & 73(h)

Kitchen/Dining Room 5.395m x 2.617m 17'8" x 8'8"  
 Living Room 4.884m x 3.330m 16'0" x 10'11"

Bedroom 2 4.710m x 3.286m 15'3" x 10'9"  
 Bedroom 3 3.188m x 2.718m 10'7" x 8'11"  
 Master Bedroom 4.170m x 3.322m 14'6" x 10'10"

----- Indicates reduced head height to Master Bedroom. — Dimensions taken to 1.5m head height.

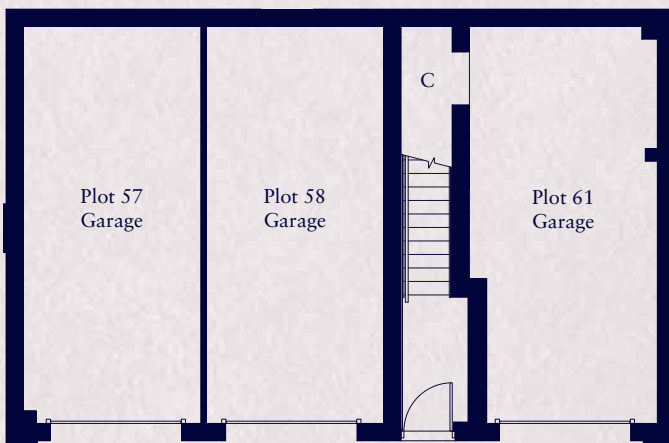
► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



First Floor



Ground Floor

# The Bellflower

Plots 13(h), 22, 23, 50, 60(h) & 61

Kitchen  
4.140m x 2.400m      13'7" x 7'10"

Living/Dining Room  
5.185m x 4.550m      17'0" x 14'11"

Master Bedroom  
3.518m x 3.345m      11'6" x 10'11"

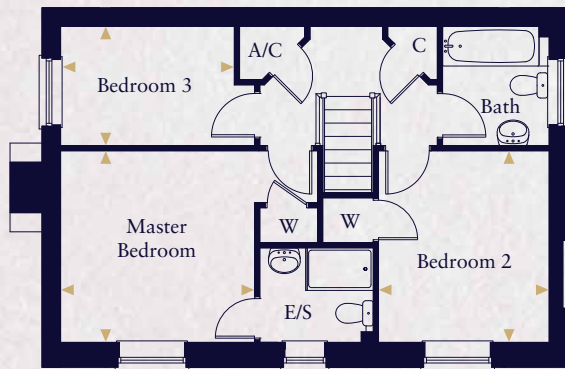
Bedroom 2  
3.345m x 2.287m      10'11" x 7'6"

Reduced head height and velux windows to plots 22, 23 & 50.  
\* Window to plots 13, 22, 60 & 61 only.  
\*\* Plots 22 & 23 feature window in Kitchen/Living/Dining Room.  
Garage arrangement shown for plot 61.  
Please note window style variation to rear elevation across plots -  
Speak to Sales Consultant for more details.

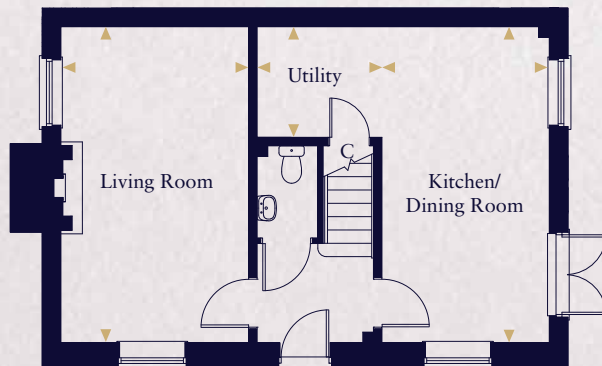
► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.  
Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



First Floor



Ground Floor

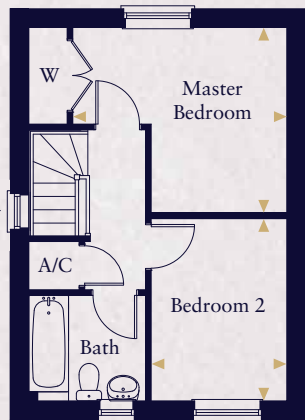
# The Bluebell

Plots 14, 51(h), 62, 77(h) & 79

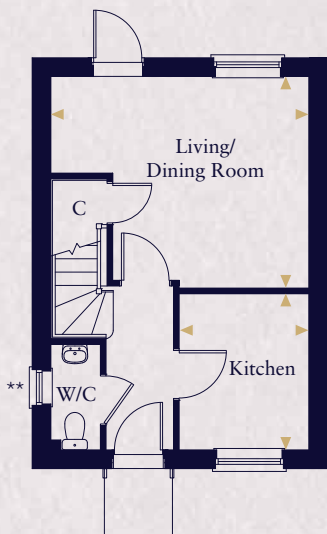
|                     |                 |                |
|---------------------|-----------------|----------------|
| Kitchen/Dining Room | 5.572m x 2.950m | 18'3" x 9'8"   |
| Utility             | 2.200m x 1.950m | 7'2" x 6'4"    |
| Living Room         | 5.572m x 3.310m | 18'3" x 10'10" |
| Master Bedroom      | 3.420m x 3.375m | 11'2" x 11'0"  |
| Bedroom 2           | 3.375m x 3.005m | 11'0" x 9'10"  |
| Bedroom 3           | 3.060m x 2.103m | 10'0" x 6'10"  |



Computer generated image indicative only.



First Floor



Ground Floor

# The Buttercup

Plots 15, 16, 17, 44, 45, 46, 49(h), 54(h) & 55(h)

Kitchen  
2.755m x 2.285m      9'0" x 7'5"

Living/Dining Room  
4.547m x 3.731m      14'11" x 12'2"

Master Bedroom  
3.772m x 3.271m      12'4" x 10'8"

Bedroom 2  
3.213m x 2.390m      10'6" x 7'10"

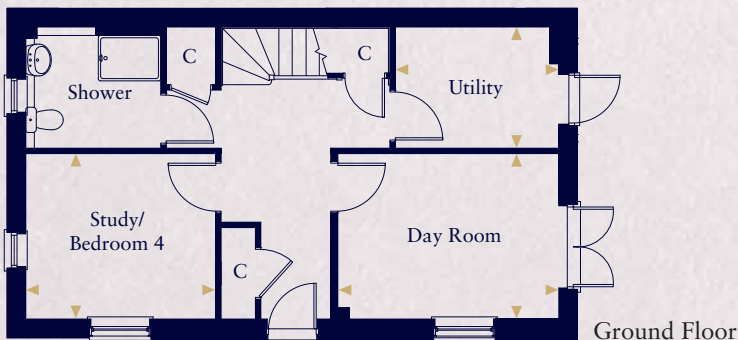
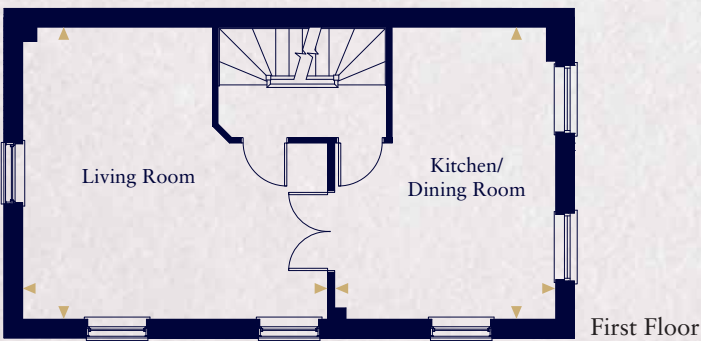
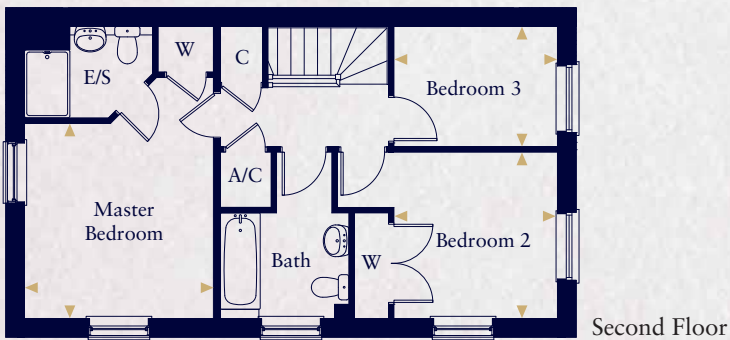
\* Window to plot 55 only.

\*\* Window to plots 17 & 55 only.

► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.  
Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



# The Lily

Plots 21 & 87

## Plot 21

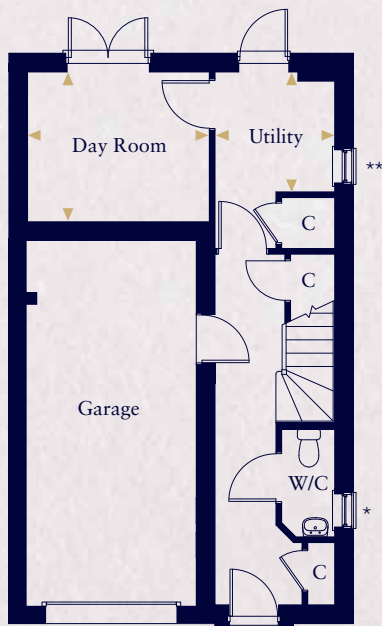
|                     |                 |                 |
|---------------------|-----------------|-----------------|
| Study/Bedroom 4     | 3.350m x 2.920m | 10'11" x 9'7"   |
| Day Room            | 3.910m x 2.920m | 12'9" x 9'7"    |
| Utility             | 2.885m x 2.135m | 9'6" x 7'0"     |
| Kitchen/Dining Room | 5.150m x 3.910m | 16'10" x 12'10" |
| Living Room         | 5.375m x 5.150m | 17'8" x 16'10"  |
| Master Bedroom      | 3.440m x 3.330m | 11'3" x 10'11"  |
| Bedroom 2           | 2.930m x 2.880m | 9'7" x 9'5"     |
| Bedroom 3           | 2.880m x 2.120m | 9'5" x 6'11"    |

## Plot 87

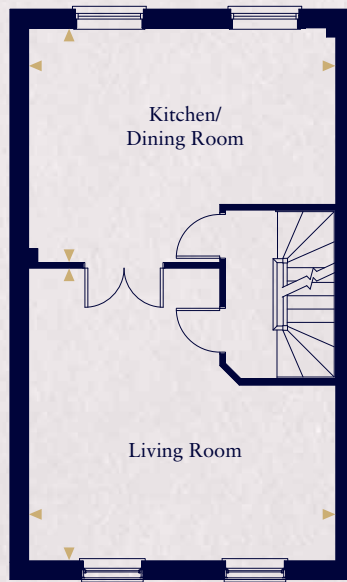
|                     |                 |                |
|---------------------|-----------------|----------------|
| Study/Bedroom 4     | 3.350m x 3.180m | 10'11" x 10'5" |
| Day Room            | 3.910m x 3.180m | 12'9" x 10'5"  |
| Utility             | 2.885m x 2.135m | 9'6" x 7'0"    |
| Kitchen/Dining Room | 5.415m x 3.910m | 17'9" x 12'10" |
| Living Room         | 5.415m x 5.375m | 17'9" x 17'8"  |
| Master Bedroom      | 3.710m x 3.330m | 12'2" x 10'11" |
| Bedroom 2           | 3.200m x 2.880m | 10'6" x 9'5"   |
| Bedroom 3           | 2.880m x 2.120m | 9'5" x 6'11"   |



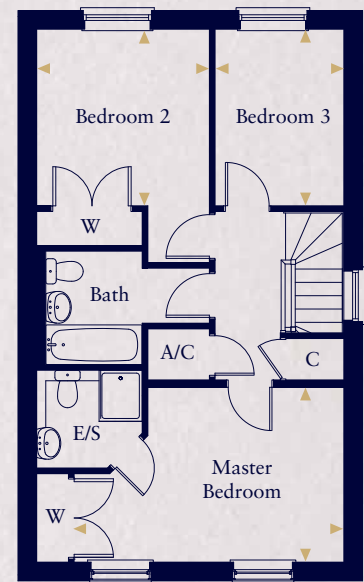
Computer generated image indicative only.



Ground Floor



First Floor



Second Floor

# The Carnation

Plots 24, 25, 26, 27, 28, 83(h), 84(h), 85(h) & 86(h)

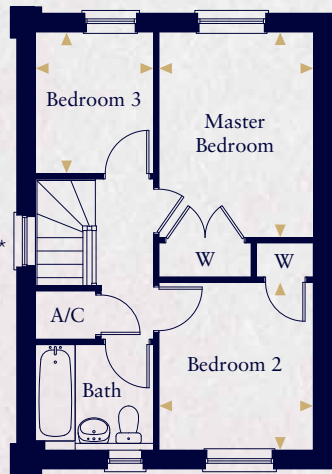
|                     |                 |                |                |                 |                |
|---------------------|-----------------|----------------|----------------|-----------------|----------------|
| Day Room            | 3.205m x 2.642m | 10'6" x 8'8"   | Master Bedroom | 4.755m x 3.114m | 15'7" x 10'3"  |
| Utility             | 2.115m x 2.110m | 6'11" x 6'11"  | Bedroom 2      | 3.113m x 3.045m | 10'3" x 10'10" |
| Kitchen/Dining Room | 5.415m x 4.138m | 17'9" x 13'7"  | Bedroom 3      | 3.113m x 2.270m | 10'3" x 7'5"   |
| Living Room         | 5.415m x 5.129m | 17'9" x 16'10" |                |                 |                |

\* Windows to plots 28 & 83 only. \*\* Window to plot 28 only.

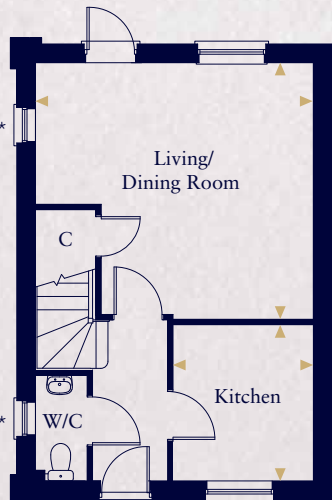
► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



First Floor



Ground Floor

# The Clover

Plots 40, 41(h), 57(h) & 58

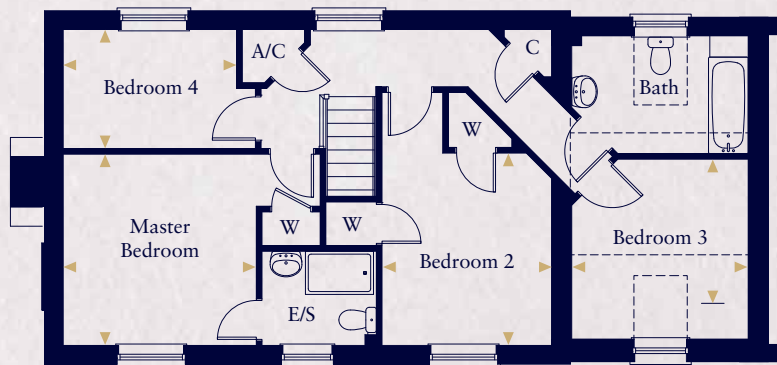
|                    |                 |                |
|--------------------|-----------------|----------------|
| Kitchen            | 2.755m x 2.574m | 9'0" x 8'5"    |
| Living/Dining Room | 4.900m x 4.524m | 16'0" x 14'10" |
| Master Bedroom     | 3.624m x 2.726m | 11'10" x 8'11" |
| Bedroom 2          | 2.959m x 2.726m | 9'8" x 8'11"   |
| Bedroom 3          | 2.497m x 2.082m | 8'2" x 6'9"    |

\* Windows to plots 40 & 41 only.

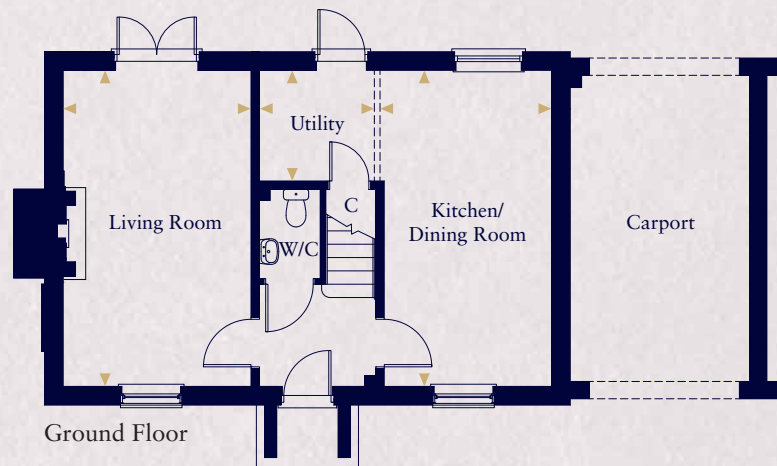




Computer generated image indicative only.



First Floor



Ground Floor

# The Geranium

Plots 42, 64(h), 81(h), 89(h), 96 & 98

Kitchen/Dining Room  
5.572m x 2.950m      18'3" x 9'8"

Utility  
2.200m x 1.950m      7'2" x 6'4"

Living Room  
5.572m x 3.310m      18'3" x 10'10"

Master Bedroom  
3.404m x 3.372m      11'2" x 11'1"

Bedroom 2  
3.392m x 2.990m      11'2" x 9'10"

Bedroom 3  
3.112m x 2.541m      10'2" x 8'4"

Bedroom 4  
3.058m x 2.100m      10'0" x 6'11"

----- Indicates reduced head height to Bedroom 3 & Bathroom.

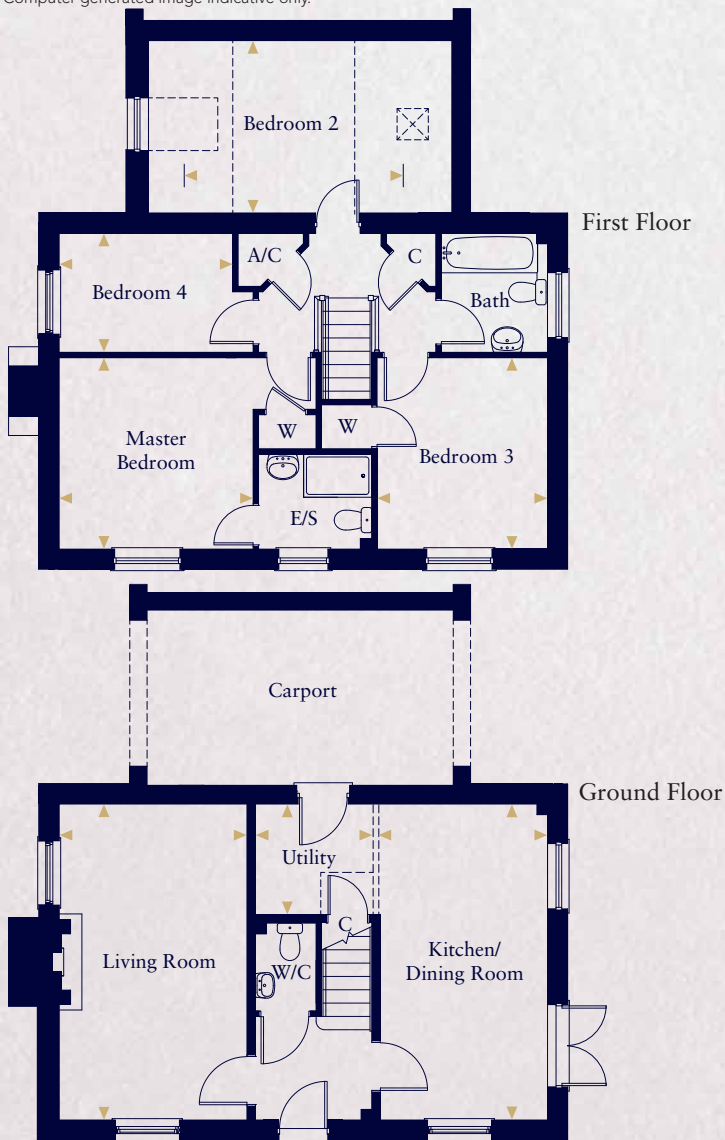
▲ Dimensions taken to 1.5m head height.

\* Full height chimney to plot 64 only.

▶ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.  
Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



# The Dahlia

Plots 43, 80(h) & 97

|                     |                 |                |
|---------------------|-----------------|----------------|
| Kitchen/Dining Room | 5.572m x 2.950m | 18'3" x 9'8"   |
| Utility             | 2.200m x 1.950m | 7'2" x 6'4"    |
| Living Room         | 5.572m x 3.310m | 18'3" x 10'10" |
| Master Bedroom      | 3.420m x 3.375m | 11'2" x 11'0"  |
| Bedroom 2           | 3.862m x 3.111m | 12'8" x 10'2"  |
| Bedroom 3           | 3.375m x 3.005m | 11'0" x 9'10"  |
| Bedroom 4           | 3.060m x 2.103m | 10'0" x 6'10"  |

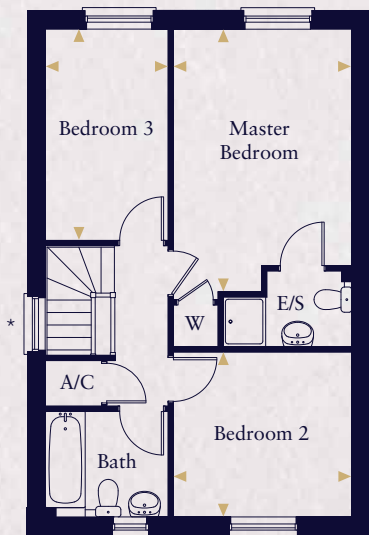
--- Indicates reduced head height to Bedroom 2.  
 ▲ Dimensions taken to 1.5m head height.  
 ☒ Velux window.

PROSPECT PLACE by HOPKINS HOMES

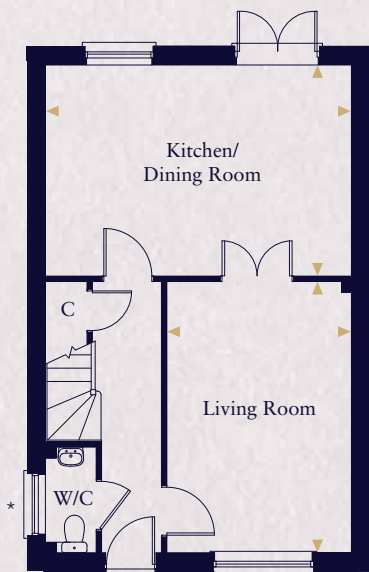
► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.  
 Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



First Floor



Ground Floor

# The Daphne

Plots 47, 48(h), 52(h), 53(h), 56(h), 59, 76, 78 & 93(h)

Plots 47, 48, 56, 59 & 76

|                     |                 |               |
|---------------------|-----------------|---------------|
| Kitchen/Dining Room | 5.395m x 3.723m | 17'8" x 12'2" |
| Living Room         | 4.782m x 3.255m | 15'8" x 10'8" |
| Master Bedroom      | 4.631m x 3.140m | 15'2" x 10'4" |
| Bedroom 2           | 3.141m x 2.905m | 10'4" x 9'6"  |
| Bedroom 3           | 3.724m x 2.159m | 12'3" x 7'1"  |

Plots 52, 53, 78 & 93

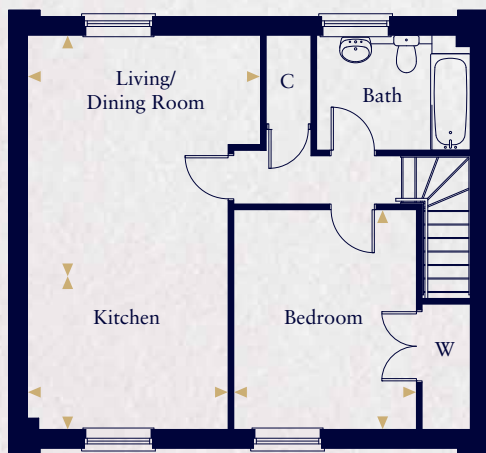
|                     |                 |                |
|---------------------|-----------------|----------------|
| Kitchen/Dining Room | 5.395m x 2.805m | 17'8" x 9'4"   |
| Living Room         | 4.692m x 3.329m | 15'7" x 10'11" |
| Master Bedroom      | 3.627m x 3.141m | 11'10" x 10'4" |
| Bedroom 2           | 3.141m x 2.904m | 10'4" x 9'6"   |
| Bedroom 3           | 2.721m x 2.159m | 8'11" x 7'1"   |

\* Window to plots 56, 76, 78 & 93 only.

► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



First Floor

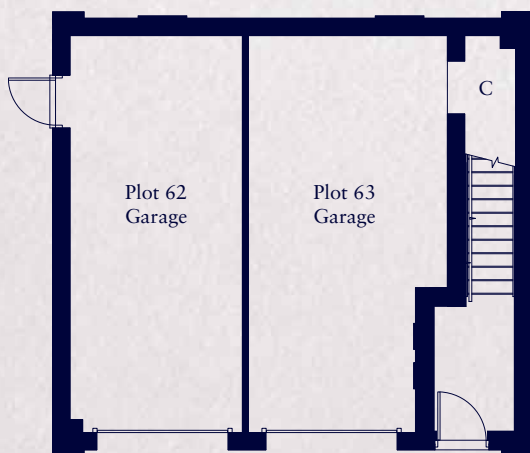
# The Iris

Plot 63

Kitchen  
3.539m x 2.400m      11'7" x 7'10"

Living/Dining Room  
4.550m x 4.110m      14'11" x 13'5"

Bedroom  
3.820m x 3.220m      12'6" x 10'6"



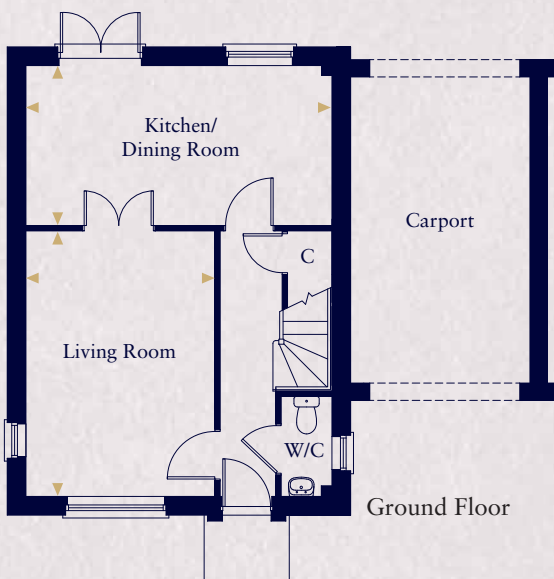
Ground Floor



Computer generated image indicative only.



First Floor



Ground Floor

# The Heather

Plots 65, 88 & 95(h)

Kitchen/Dining Room  
5.395m x 2.820m      17'8" x 9'3"

Living Room  
4.682m x 3.331m      15'4" x 10'11"

Master Bedroom  
3.978m x 3.331m      13'0" x 10'11"

Bedroom 2  
3.862m x 3.111m      12'8" x 10'2"

Bedroom 3  
2.927m x 2.824m      9'7" x 9'3"

---- Indicates reduced head height to Bedroom 2.

— Dimensions taken to 1.5m head height.

☒ Velux window.

\* Window to plot 65 only.

► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.  
Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



First Floor



Ground Floor

# The Primrose

Plot 66

Kitchen/Breakfast Room  
5.331m x 3.562m      17'6" x 11'8"

Living Room  
5.518m x 4.040m      18'1" x 13'3"

Dining Room  
3.600m x 3.453m      11'9" x 11'4"

Master Bedroom  
3.600m x 3.453m      11'9" x 11'4"

Bedroom 2  
3.562m x 3.554m      11'8" x 11'8"

Bedroom 3  
3.562m x 2.798m      11'8" x 9'2"

Bedroom 4  
3.400m x 2.553m      11'2" x 8'4"

---- Indicates reduced head height to Master Bedroom & Bedroom 4.



Computer generated image indicative only.



# The Foxglove

Plot 67

Kitchen  
3.615m x 2.950m      11'10" x 9'8"

Family/Breakfast Room  
3.450m x 3.445m      11'3" x 11'3"

Living Room  
5.572m x 3.310m      18'3" x 10'10"

Study  
2.950m x 1.862m      9'8" x 6'1"

Master Bedroom  
3.313m x 3.285m      10'10" x 10'9"

Bedroom 2  
3.407m x 2.962m      11'2" x 9'8"

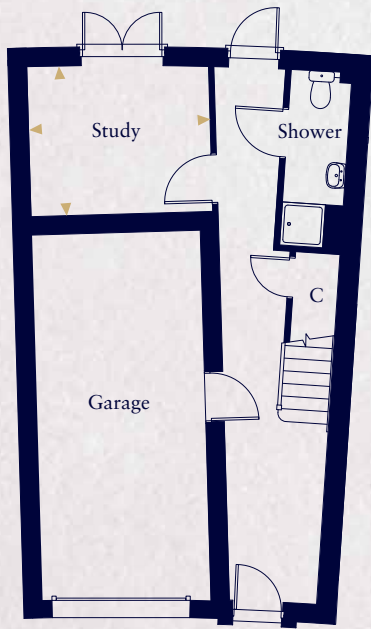
Bedroom 3  
3.505m x 3.445m      11'6" x 11'3"

Bedroom 4  
2.663m x 2.070m      8'8" x 6'9"

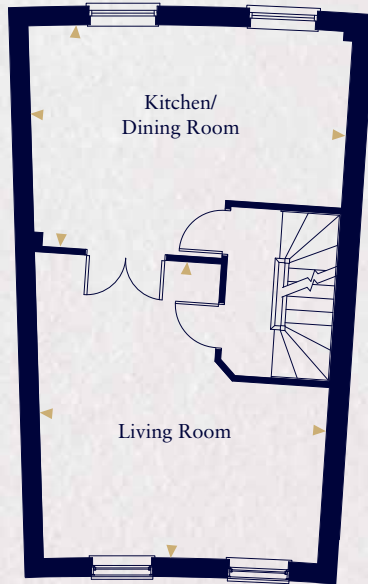
► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.  
Plans are indicative only, configuration and handing of plots may vary.



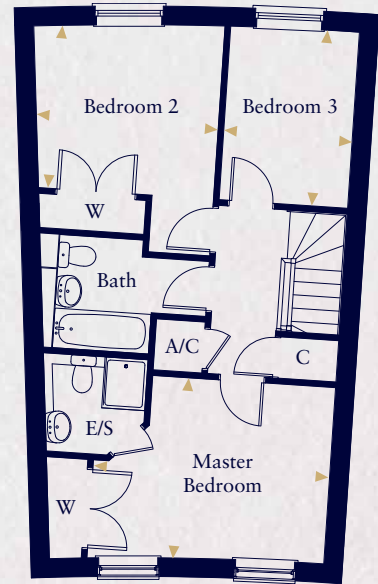
Computer generated image indicative only.



Ground Floor



First Floor



Second Floor

# The Rose

Plots 69(h), 70(h) & 72

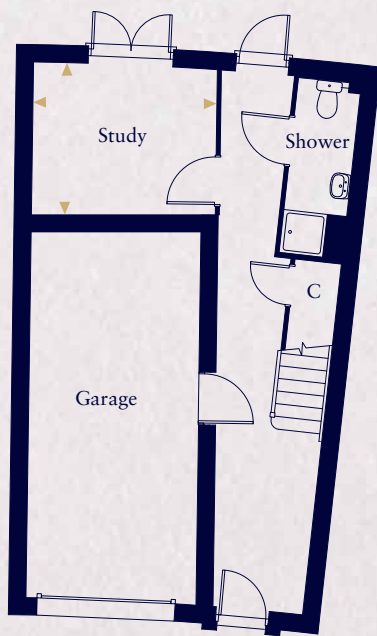
|                     |                 |                |                |                 |               |
|---------------------|-----------------|----------------|----------------|-----------------|---------------|
| Study               | 3.205m x 2.650m | 10'6" x 8'8"   | Master Bedroom | 4.175m x 3.115m | 13'8" x 10'5" |
| Kitchen/Dining Room | 5.720m x 3.890m | 18'9" x 12'9"  | Bedroom 2      | 3.370m x 2.850m | 11'0" x 9'4"  |
| Living Room         | 5.220m x 4.840m | 17'1" x 15'10" | Bedroom 3      | 3.115m x 2.270m | 10'5" x 7'5"  |



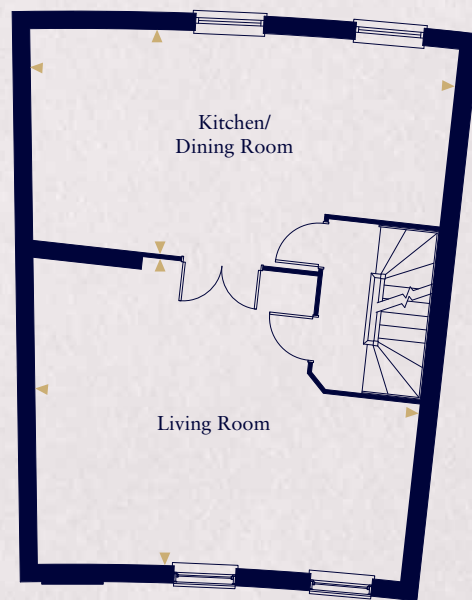


The Honeysuckle

Computer generated image indicative only.



Ground Floor



First Floor



Second Floor

# The Honeysuckle

Plot 71

|                     |                 |                |                |                 |                |
|---------------------|-----------------|----------------|----------------|-----------------|----------------|
| Study               | 3.205m x 2.650m | 10'6" x 8'8"   | Master Bedroom | 5.720m x 3.115m | 18'9" x 10'2"  |
| Kitchen/Dining Room | 7.550m x 3.695m | 24'9" x 12'1"  | Bedroom 2      | 4.525m x 4.060m | 14'10" x 13'3" |
| Living Room         | 6.380m x 5.385m | 20'11" x 17'8" | Bedroom 3      | 3.115m x 2.270m | 10'5" x 7'5"   |

► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.  
Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



# The Hydrangea

Plots 74 & 90

|                     |                 |               |
|---------------------|-----------------|---------------|
| Kitchen/Dining Room | 6.650m x 4.663m | 21'9" x 15'3" |
| Utility             | 2.432m x 2.110m | 7'11" x 6'11" |
| Family Room         | 3.530m x 3.075m | 11'7" x 10'1" |
| Living Room         | 4.823m x 4.668m | 15'9" x 15'3" |
| Study               | 3.355m x 2.942m | 11'0" x 9'7"  |

|                |                 |                |
|----------------|-----------------|----------------|
| Master Bedroom | 4.670m x 3.975m | 15'3" x 13'0"  |
| Bedroom 2      | 4.038m x 3.627m | 13'3" x 11'10" |
| Bedroom 3      | 3.760m x 3.610m | 12'4" x 11'10" |
| Bedroom 4      | 3.437m x 3.083m | 11'3" x 10'1"  |



Computer generated image indicative only.



# The Jasmine

Plots 75 & 94

Kitchen/Dining Room  
8.948m x 3.199m      29'4" x 10'6"

Utility  
2.268m x 1.650m      7'5" x 5'5"

Living Room  
4.698m x 3.693m      15'4" x 12'1"

Study  
2.987m x 2.949m      9'9" x 9'8"

Master Bedroom  
3.716m x 3.680m      12'2" x 12'0"

Bedroom 2  
3.348m x 3.265m      10'11" x 10'8"

Bedroom 3  
3.576m x 2.785m      11'9" x 9'1"

Bedroom 4  
3.209m x 2.823m      10'6" x 9'3"

\* Layout to garage differs for plot 94. Ask Sales Consultant for details.

► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.  
Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



# The Lavender

Plot 82

Kitchen/Dining Room  
5.690m x 4.305m      18'8" x 14'1"

Living Room  
6.585m x 3.670m      21'7" x 12'0"

Study  
3.118m x 2.180m      10'2" x 7'2"

Master Bedroom  
3.897m x 3.720m      12'9" x 12'2"

Bedroom 2  
3.175m x 3.062m      10'5" x 10'0"

Bedroom 3  
3.310m x 3.062m      10'10" x 10'0"

Bedroom 4  
2.985m x 2.395m      9'9" x 7'10"



Computer generated image indicative only.



# The Lilac

Plots 91 & 92(h)

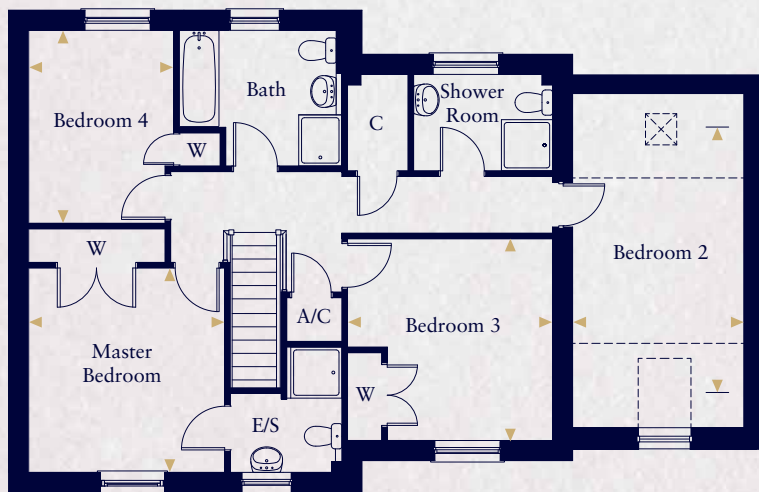
|                     |                 |                |
|---------------------|-----------------|----------------|
| Kitchen/Dining Room | 6.971m x 3.550m | 22'10" x 11'8" |
| Utility             | 3.178m x 2.088m | 10'5" x 6'10"  |
| Living Room         | 5.627m x 3.646m | 18'5" x 12'0"  |

|                |                 |                |
|----------------|-----------------|----------------|
| Master Bedroom | 4.960m x 3.299m | 16'3" x 10'10" |
| Bedroom 2      | 4.252m x 3.166m | 13'11" x 10'5" |
| Bedroom 3      | 3.586m x 3.291m | 11'9" x 10'10" |
| Bedroom 4      | 3.166m x 2.853m | 10'5" x 9'4"   |

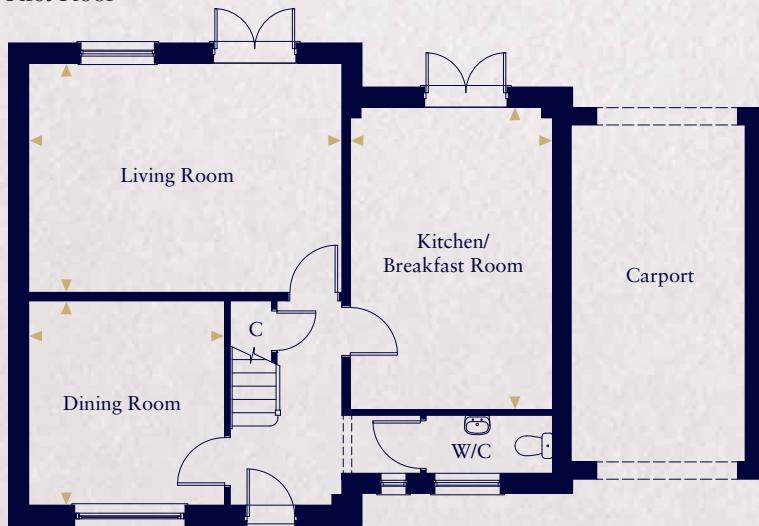
--- Indicates reduced head height to Entrance Hall & Bedroom 2. ▲ Dimension taken to 1.5m head height.  
 ► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.  
 Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



First Floor



Ground Floor

# The Lupin

Plot 99

Kitchen/Breakfast Room  
5.331m x 3.562m      17'6" x 11'8"

Living Room  
5.518m x 4.040m      18'1" x 13'3"

Dining Room  
3.600m x 3.453m      11'9" x 11'4"

Master Bedroom  
3.600m x 3.453m      11'9" x 11'4"

Bedroom 2  
4.627m x 3.016m      15'2" x 9'11"

Bedroom 3  
3.612m x 3.554m      11'10" x 11'8"

Bedroom 4  
3.400m x 2.553m      11'2" x 8'4"

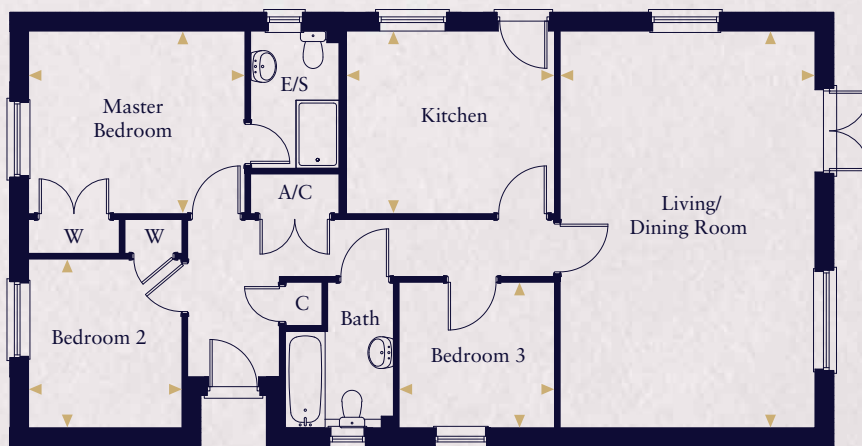
--- Indicates reduced head height to Entrance Hall & Bedroom 2.  
-▲- Dimensions taken to 1.5m head height.



Computer generated image indicative only.

# The Magnolia

Plot 100

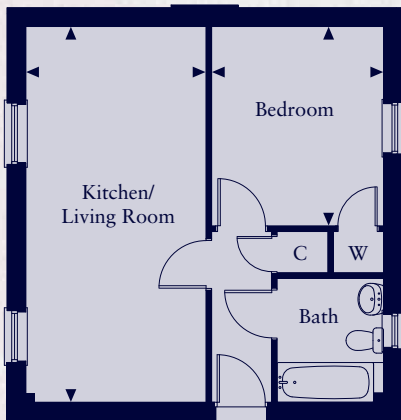


|                    |                 |                |
|--------------------|-----------------|----------------|
| Kitchen            | 3.670m x 3.220m | 12'0" x 10'7"  |
| Living/Dining Room | 6.995m x 4.492m | 22'11" x 14'9" |
| Master Bedroom     | 3.815m x 3.220m | 12'6" x 10'7"  |
| Bedroom 2          | 2.975m x 2.705m | 9'9" x 8'10"   |
| Bedroom 3          | 2.740m x 2.565m | 9'0" x 8'5"    |

► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.  
Plans are indicative only, configuration and handing of plots may vary.



Computer generated image of The Peony Apartments indicative only.

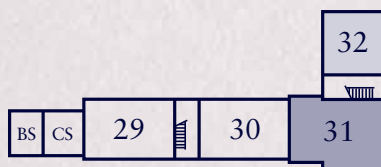


Plots 1, 5, 9, 32(h), 36(h) & 39(h)

|                     |                 |               |
|---------------------|-----------------|---------------|
| Kitchen/Living Room | 6.625m x 3.175m | 21'9" x 10'5" |
| Bedroom             | 3.515m x 3.030m | 11'6" x 9'11" |

\* Juliet balcony to plots 5, 9, 36 & 39.

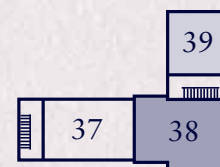
The Peony Apartments



Ground Floor



First Floor



Second Floor

CS: Cycle Store. BS: Bin Store.

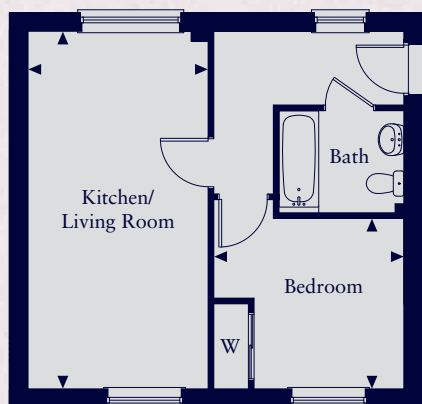




### Plots 2, 6, 10, 31(h), 35(h) & 38(h)

|                     |                 |                |
|---------------------|-----------------|----------------|
| Kitchen/Living Room | 7.497m x 3.705m | 24'7" x 12'2"  |
| Master Bedroom      | 3.690m x 3.605m | 12'1" x 11'10" |
| Bedroom 2           | 3.487m x 2.500m | 11'5" x 8'2"   |

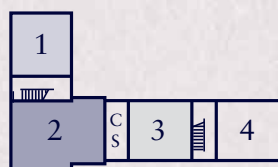
\* Juliet balcony to plots 6, 10, 35 & 38.



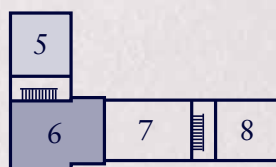
### Plot 3

|                     |                 |               |
|---------------------|-----------------|---------------|
| Kitchen/Living Room | 6.305m x 3.175m | 20'8" x 10'5" |
| Bedroom             | 3.350m x 3.005m | 11'0" x 9'10" |

## The Marigold Apartments



Ground Floor



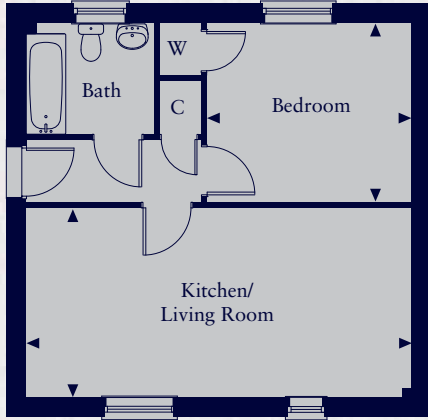
First Floor



Second Floor

CS: Cycle Store.

► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



### Plots 4 & 8

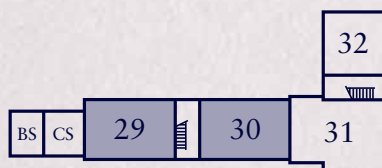
|                     |                 |               |
|---------------------|-----------------|---------------|
| Kitchen/Living Room | 6.625m x 3.175m | 21'9" x 10'5" |
| Bedroom             | 3.515m x 3.030m | 11'6" x 9'11" |



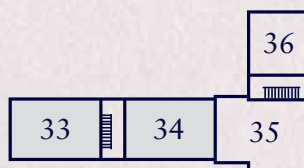
### Plot 7

|                     |                 |               |
|---------------------|-----------------|---------------|
| Kitchen/Living Room | 6.305m x 3.400m | 20'8" x 11'2" |
| Master Bedroom      | 3.465m x 3.020m | 11'4" x 9'11" |
| Bedroom 2           | 2.430m x 2.145m | 8'0" x 7'0"   |

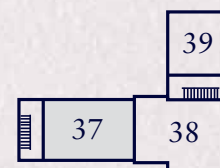
## The Peony Apartments



Ground Floor

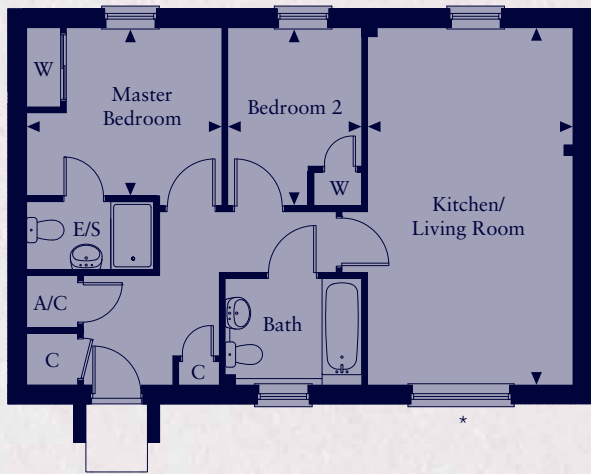


First Floor



Second Floor

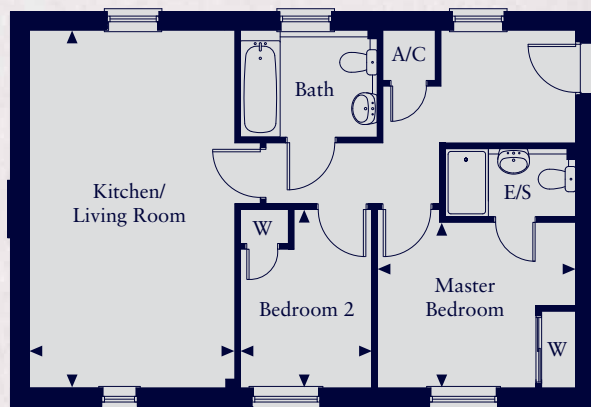
CS: Cycle Store. BS: Bin Store.



### Plots 29 & 30(h)

|                     |                 |                |
|---------------------|-----------------|----------------|
| Kitchen/Living Room | 6.305m x 3.625m | 20'8" x 11'11" |
| Master Bedroom      | 3.445m x 2.968m | 11'4" x 9'9"   |
| Bedroom 2           | 3.145m x 2.365m | 10'4" x 7'9"   |

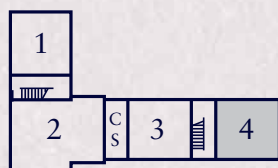
\* Window size variation to plot 30.



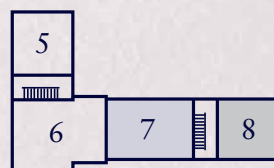
### Plots 33, 34(h) & 37(h)

|                     |                 |                |
|---------------------|-----------------|----------------|
| Kitchen/Living Room | 6.305m x 3.625m | 20'8" x 11'11" |
| Master Bedroom      | 3.495m x 2.918m | 11'6" x 9'7"   |
| Bedroom 2           | 3.145m x 2.315m | 10'4" x 7'7"   |

## The Marigold Apartments



Ground Floor



First Floor



Second Floor

CS: Cycle Store.

► Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office.  
Plans are indicative only, configuration and handing of plots may vary.



**HOPKINS  
HOMES**

# PROSPECT PLACE

Framlingham ~ Suffolk



Area map



Local map

## Travel times and distances

### By road to:

|                        |            |
|------------------------|------------|
| Wickham Market Station | 6.0 miles  |
| Aldeburgh              | 13.5 miles |
| Diss                   | 19.2 miles |
| Ipswich                | 25 miles   |
| Bury St Edmunds        | 35 miles   |
| Norwich                | 38 miles   |
| Colchester             | 40 miles   |
| London Stansted        | 68 miles   |

### By rail to:

|                                   |             |
|-----------------------------------|-------------|
| (from Diss Station)               |             |
| Norwich                           | 19 mins     |
| (from Wickham Market Station)     |             |
| Ipswich                           | 29 mins     |
| Lowestoft                         | 1 hour      |
| Stratford (via Ipswich)           | 1hr 38 mins |
| London Liverpool St (via Ipswich) | 1hr 48 mins |

All travel times and distances are approximate and are courtesy of [googlemaps.co.uk](http://googlemaps.co.uk) and [nationalrail.co.uk](http://nationalrail.co.uk)

Postcode for Sat Nav use: IP13 9EE

Hopkins Homes, Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ

Telephone: 01394 446800 Fax: 01394 389605

For more information on any of our developments please visit:

[hopkinshomes.co.uk](http://hopkinshomes.co.uk)

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