



FAIRFIELD PARK
COSTESSEY · NORWICH



HOPKINS
HOMES





FAIRFIELD PARK

COSTESSEY · NORWICH

Discover quality new homes designed and built to a high specification and located amongst tree-lined boulevards, natural copses, elegant avenues and considered squares. Beautiful new homes in Costessey, Norfolk – the perfect location from which to enjoy a balance of country and city life.

Come home to Fairfield Park.

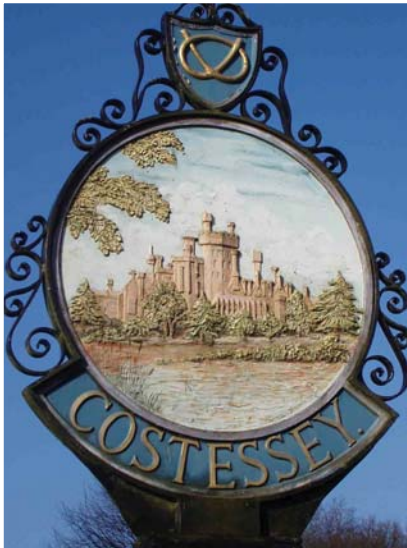






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Discover the very best of both worlds

Hopkins Homes have created a stunning selection of 2, 3, 4 & 5 bedroom homes at Fairfield Park – an exclusive location from which to enjoy perfect surroundings that offer you the very best of two complementary worlds.

Fairfield Park is only a few minutes from all that the centre of Norwich has to boast – a fantastic mix of theatres including the Maddermarket Theatre, Theatre Royal and Norwich Playhouse, four cinemas and a feast of shopping facilities that range from the charming boutiques and specialist shops hidden down cobbled lanes through to Castle Mall and Chapelfield, the city's much hailed new shopping and social quarter.



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Town & country on your doorstep

Alternatively, all that the Norfolk countryside has to offer is on your very doorstep – the charming village of Old Costessey residing along the banks of the River Wensum as it meanders through the village on its way to Norwich; two Golf Courses in the form of the Costessey Park Golf Club that lies in the gently contoured Tud River valley and the Bawburgh Golf Club which is also only minutes away. Picnics by the river, fishing in nearby lakes or a drive out into the Norfolk countryside, the choice is yours.



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FAIRFIELD PARK COSTESSEY · NORWICH



Your Perfect new home inside and out

All this and a perfect new home from Hopkins Homes, award-winning developers who take pride in building houses that blend seamlessly with the local vernacular. Each Hopkins Home is individually crafted by skilled tradesmen who take great pride in the quality of their workmanship. Attention to the minutest detail sets Hopkins apart from other housebuilders and the difference is evident in the exciting designs available at Fairfield Park, featuring distinctive elevations, varying roof lines and decorative brickwork.



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Fairfield Park Development Plan



Careful and considered design has been applied to every one of the properties at Fairfield Park. Emphasis has been placed upon a balance of character and style, coupled with a clever interaction of light and space. Combining traditional methods of construction, modern materials and inspired architecture, Hopkins Homes create properties with timeless appeal. Each Hopkins development is distinctive in appearance and individual in character and Fairfield Park will be no exception.





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Kitchens

- Choice of kitchen cupboards and worktops*
- Oven, hob and extractor fan fitted as standard (range style cooker to selected plots)
- Plumbing for washing machine & dishwasher where possible
- Choice of vinyl floor covering*
- Choice of wall 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, kitchen and all bedrooms
- Telephone points to living room, kitchen, study and all bedrooms

Plumbing

- Central heating via thermostatically controlled radiators/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
- Six panel internal doors with matching brass-effect handles
- Painted wooden windows with sealed unit double glazing

Ceilings

- Ceilings smooth throughout with coved corning where possible

Fires and Fire Surrounds

- Choice of fire surround to selected plots*
- Gas fire fitted as standard to selected plots

Insulation

- Cavity wall insulation as standard
- Quilted insulation fitted to loft

Wall Tiling

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

Other Items

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

* Subject to stage of construction. This specification is only meant as a guide, some items may vary from plot to plot. Please check with our Sales negotiators for further details. Internal photos of previous developments.



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Hopkins Homes

Hopkins Homes is a privately owned company placed at the forefront of residential development in East Anglia. Renowned for building homes that blend seamlessly with the local vernacular, Hopkins Homes build houses that fuse the best of the past with the latest modern technology and building techniques. This results in homes that, from day one, look like they have stood there for years yet still meet all the stringent demands of today's modern lifestyle.

Hopkins Homes' skill lies not only in building houses that harmonise with their neighbours and surroundings, but also in creating homes of character and individuality. Our approach is to take all the qualities that have stood the test of time to produce homes that are easy on the eye and blend with their surroundings. We use this traditional approach as our platform and add to this all the convenience, practicality and low maintenance required in a modern house.









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Our success can be measured by the popularity of the homes we build and our enviable collection of awards; winning accolades for both our residential developments and the efficiency of our site management.

Hopkins Homes can trace its origins back to 1984 when, at the age of 24, James Hopkins, currently Executive Chairman of Hopkins Homes, founded his first company with the development of a property in Halesworth, Suffolk. Since then Hopkins Homes has expanded its operations into Norfolk, Essex and Cambridgeshire.

In 2002 Hopkins Homes head office moved to its current home at the flagship development, Melton Park, which now serves as a base for 50 Hopkins Homes' employees including our award winning architectural and design teams. In total the company employs 140 staff, boasting an impressive on site presence a long way on from its beginnings.

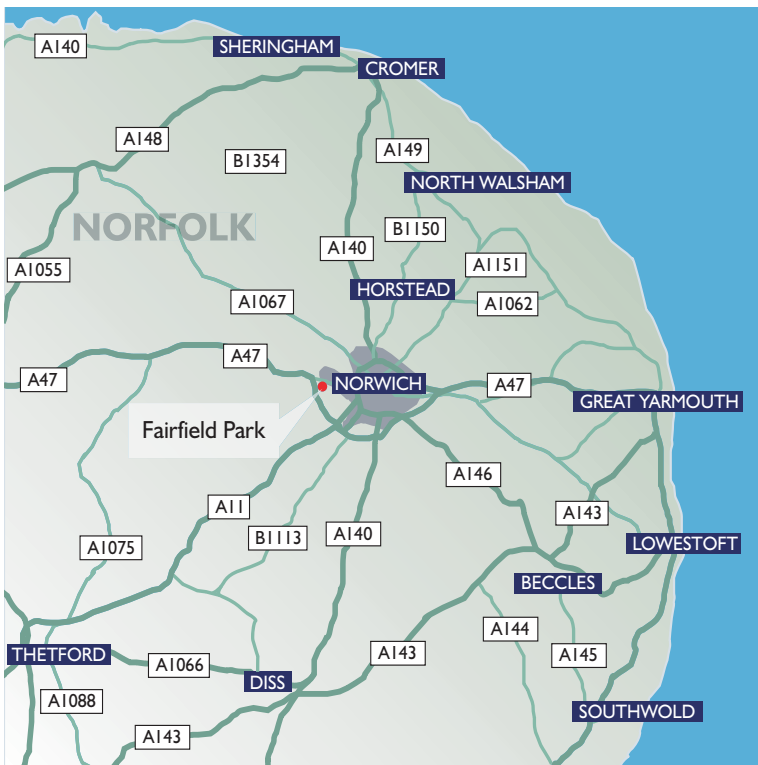
For more information regarding Hopkins Homes, please visit www.hopkinshomes.com





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AREA MAP



LOCAL MAP

St. Walstan's Park to

Sainsbury's	1.1 miles	Dereham	12.4 miles
Chapelfield Shopping Mall, Norwich	4.2 miles	Great Yarmouth	27.7 miles
Norwich Airport	5.3 miles	Stansted Airport	83.6 miles
Norwich Station	5.0 miles	London	116.6 miles

Source: theaa.com



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FOR MORE INFORMATION ON ANY OF OUR DEVELOPMENTS PLEASE VISIT

www.hopkinshomes.co.uk

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The houses may vary in terms of elevational design details, position/size of garage, and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development, or at different times during the progress of any development. Maps not to scale.
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