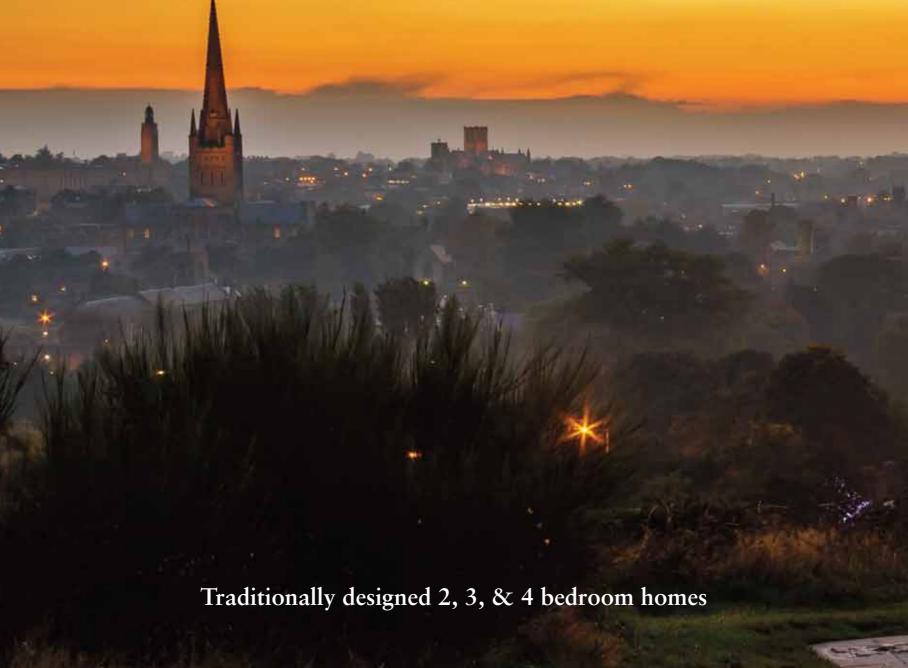


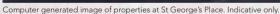
ST GEORGE'S PLACE

AT MANOR PARK

Sprowston ~ Norfolk















St George's Place is a superb collection of homes within Manor Park, a vibrant new community ideally situated close to the heart of Norwich.

This exceptional new development offers a mix of two bedroom apartments and coach houses and two, three and four bedroom houses in a variety of property styles. At St George's Place you can enjoy a wide range of local amenities that include many new facilities which benefit both this new community and the local area.

James Hopkins

Executive Chairman and founder of Hopkins Homes





Tradition and excellence

Hopkins Homes has an enviable reputation for building properties of the very highest quality across East Anglia.



Hopkins Homes prides itself on its tradition of excellence. Our homes at St George's Place have been built to the very highest specification, and constructed carefully by our team of skilled craftsmen. You can be assured that all of the fixtures and fittings used throughout your new home are of the best possible quality.

What's more, the properties have been designed and built to stand the test of time. So you can be confident that your home will be a welcoming environment for generation after generation.







Designed with passion and flair

We know that aesthetic appeal is extremely important when it comes to choosing your dream home. To this end, we create apartments and houses in an array of styles, ensuring that there is a home to suit every kind of purchaser.

The homes at St George's Place are no exception. These two bedroom apartments and coach houses, and two, three and four bedroom houses are far from being run-of-the-mill new build properties. Instead, they have been lovingly and thoughtfully designed with you in mind. As a result, we're sure that there is a property in this new community you will be proud to call home.

ST GEORGE'S PLACE by HOPKINS HOMES

Photographs depict previous Hopkins developments.















Everything you need close at hand

Sprowston, which lies within the North East area of Norwich, offers a wide range of useful amenities for residents and visitors alike. St George's Place is ideally situated with access to several supermarkets, a post office and a number of banks, as well as doctors' and dentists' surgeries. The town also has three primary schools, three middle schools and a high school offering both sixth form and adult education.

These community facilities are set to grow even further as the new neighbourhood around St George's Place expands; new pedestrian and cycle ways, a primary school and a number of recreation areas are all in the pipeline. The family-friendly Blue Boar Inn is a short stroll away, as is Sprowston Manor Hotel which boasts dining and spa facilities plus an 18-hole golf course and fitness club. Meanwhile, children of all ages will enjoy the play areas at Sparhawk Park.

Just moments from home is the vibrant heart of the city, with its plethora of cultural, leisure, retail and dining facilities. Attractions include the city's 11th Century cathedral, the Theatre Royal and the Chapelfield shopping centre. Sprowston has good transport links by road via the A47, while London Liverpool Street can be accessed in just under two hours from Norwich railway station.







Beautiful Norfolk has something for everyone

When you fancy a change from the excitement of the hustle and bustle of Norwich, St George's Place is also ideally located from which to explore all the attractions that the beautiful Norfolk countryside and coastline has to offer.

Just half an hour away by car is the idyllic Norfolk Broads. There's all manner of things to do when you get there; from hiring a boat and birdwatching to visiting a restored windmill or medieval church.

There are a huge amount of options when it comes to keeping the family entertained. The coastal town of Cromer is famous for its tasty crabs, wide open beaches and traditional theatre offering an array of concerts and the only End of the Pier Show in Europe, while thrill seekers will enjoy a visit to treetop adventure park BeWILDerwood in Hoveton.

Norfolk is well known for its stunning beaches, five of which have been honoured with Blue Flag awards; Hunstanton, Sheringham, Cromer, Sea Palling and Mundesley. In addition, Holkham was voted the best beach in Britain by a panel of over 100 travel writers; this stunning stretch of coastline features in the closing scenes of the hugely popular film Shakespeare in Love and is completely unspoilt to this day.





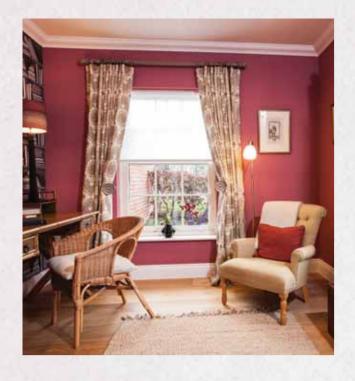


ST GEORGE'S PLACE by HOPKINS HOMES

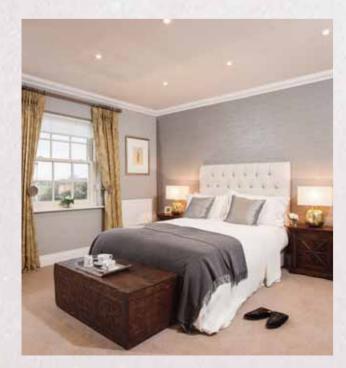


ST GEORGE'S PLACE by HOPKINS HOMES

Photograph depicts previous Hopkins development.







ST GEORGE'S PLACE by HOPKINS HOMES

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*

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

Ceiling

• 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.



Our portfolio of success

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

UK Construction Magazine



"Skilled craftsmanship was used to restore the period heritage of the original building."

Hot Property



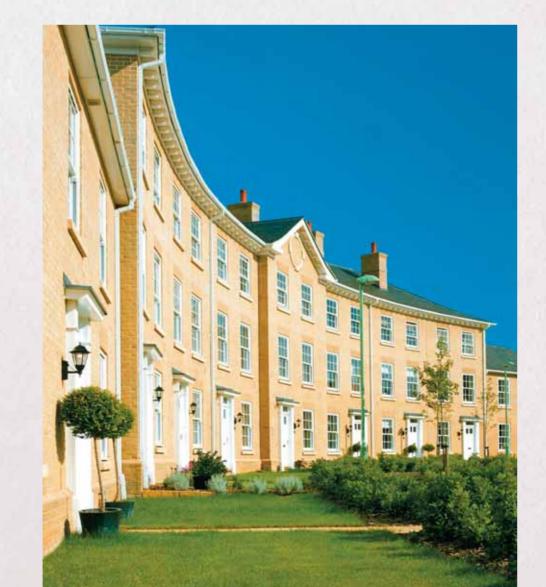
"Hopkins Homes' ability to create award-winning homes is due in no small part to the highly talented and experienced team."

East Anglian Daily Times



"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







Award-winning Hopkins Homes

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

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 House Builder
- 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

2.002

- Building Magazine Awards Regional Housebuilder of the Year
- Britannia National Homebuilder Design Awards, Commendation for Best use of a Brownfield Site Bishops Walk, Ely
- Best Medium Sized Housebuilder

• Daily Telegraph What House? Bronze Award

- NHBC 2 Pride in the Job winning sites
- Ernst & Young James Hopkins named as Central Region Entrepreneur of the Year

200

- 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 10
- 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

- 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















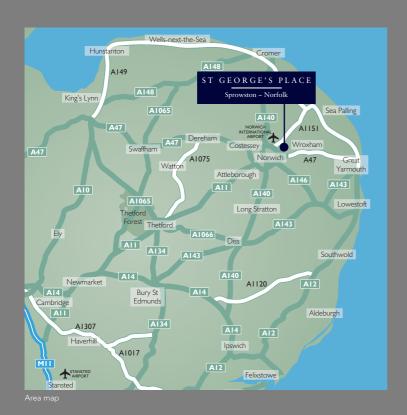




ST GEORGE'S PLACE

AT MANOR PARK

Sprowston ~ Norfolk





Travel times and distances

By road to:

Norwich Railway Station	3.4 miles
Norwich City Centre	3.8 miles
Norfolk Broads	16.0 miles
Caister-on-Sea	20.3 miles
Great Yarmouth	20.4 miles
Cromer	21.9 miles
Diss	29.4 miles
Southwold	36.5 miles
Wells-next-the-Sea	36.6 miles
Thetford	38.2 miles

By rail to:

Diss	17 mins
Thetford	26 mins
Great Yarmouth	33 mins
Ipswich	38 mins
Cambridge	1 hr 19 mins
Peterborough	1 hr 28 mins
London Liverpool Street	1 hr 44 mins

All travel times and distances are approximate and are courtesy of googlemaps.co.uk and nationalrail.co.uk

Postcode for Sat Nav use: NR7 8RL

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