



HOPKINS  
HOMES

# BUTTERFIELD MEADOW

Hunstanton ~ Norfolk

Traditionally designed 1, 2, 3 & 4 bedroom homes



WELCOME TO  
BUTTERFIELD MEADOW  
*by Hopkins Homes*



Computer generated image of properties at Butterfield Meadow. Indicative only. Images below depict previous Hopkins developments.



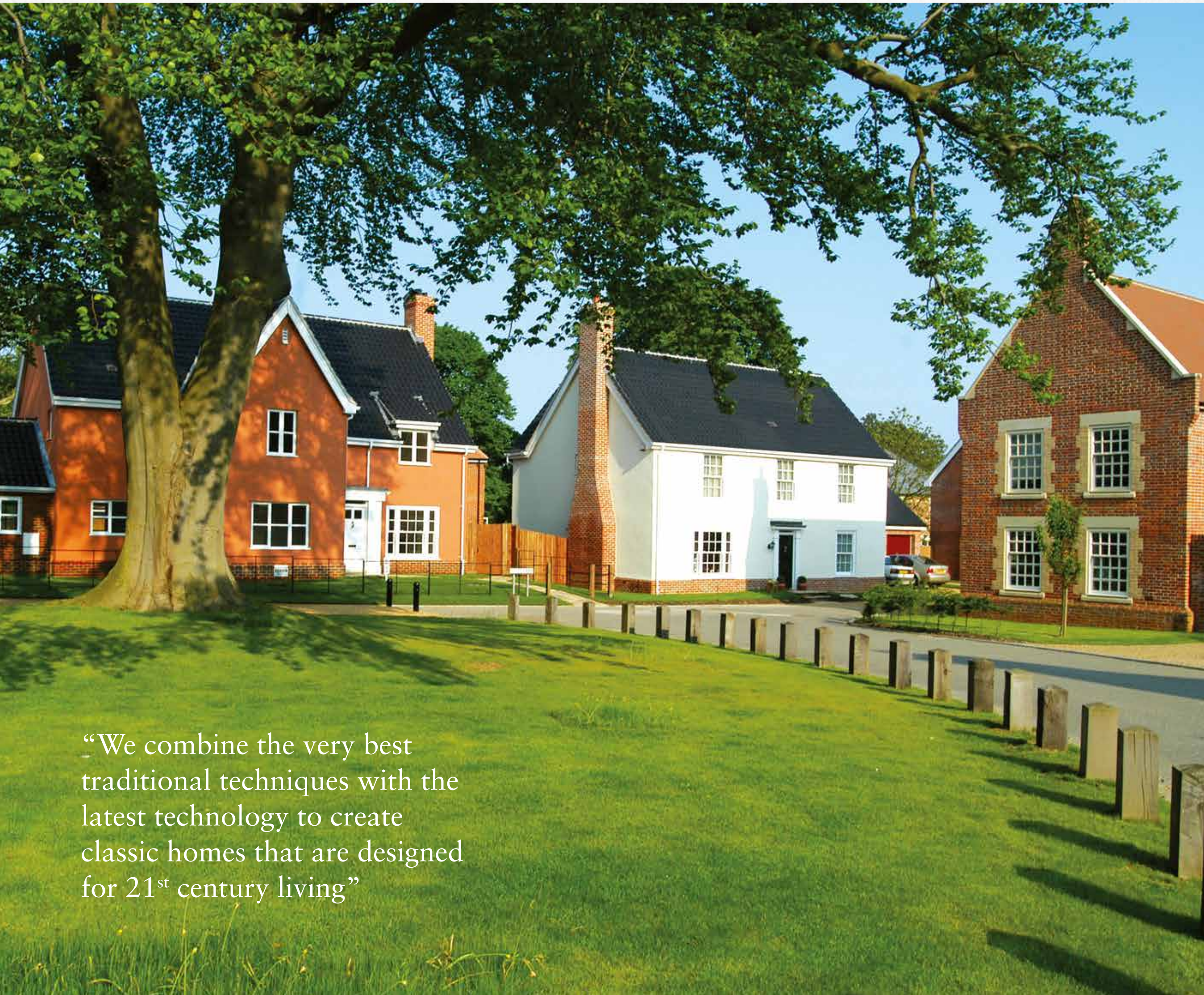
Butterfield Meadow offers a superb collection of 1, 2, 3 & 4 bedroom homes in the vibrant coastal town of Hunstanton.

Atop the magnificent cliffs rising from the historic Norfolk coast, the charming coastal town of Hunstanton offers the idyllic location for the stunning homes at Butterfield Meadow. A home with stretches of beautiful beaches combined with easy connections to nearby King's Lynn, at Butterfield Meadow there is no compromise to coast and country living.

*James Hopkins*

Executive Chairman and founder of Hopkins Homes





“We combine the very best traditional techniques with the latest technology to create classic homes that are designed for 21<sup>st</sup> century living”



## Tradition and technology combined

With in excess of 20 years of designing beautiful homes, Hopkins Homes properties are crafted to the highest standards by our team of skilled tradesmen using cutting-edge technology and materials.

Hopkins Homes are an award-winning house builder known for creating bespoke properties to the highest of quality throughout the East of England. The stylish homes at Butterfield Meadow are no exception with apartments and coach houses to detached houses and town houses designed to meet the needs of a modern lifestyle. With 23 styles of properties, there are homes to suit a wide range of buyers and personal tastes.

At Butterfield Meadow the homes have been built with their surroundings in mind, complementing and enhancing the local area. What's more, the properties have been built to stand the test of time creating homes that can be enjoyed by generations to come.





## Coastal beauty on your doorstep

1846 was a pivotal year for Hunstanton, when Henry Styleman Le Strange developed the area south of Old Hunstanton to become a sea bathing resort. Proving a great success, it soon eclipsed the village in both size and population. Originally named New Hunstanton to distinguish it from the village, over the years it became known just as Hunstanton, though the village still remains.

Nowadays, the coastal town still attracts tourism and retains elements of the stately Victorian features, now mixed with modern amenities and attractions that include bars, restaurants, a 472 seat theatre, a striking lighthouse, a fairground and an aquarium to name but a few.

Hunstanton sits facing west over a wide stretch of shallow and sheltered water known as The Wash, which offers vast stretches of sandy beaches, rock pools to explore and incredible sunsets. Throughout the year, the large colonies of grey seals that have become a feature of this coast can be seen from guided boat tours as they bask amongst the sand banks.

Hunstanton is renowned for its red and white chalk striped cliffs. The cliffs form part of the Norfolk Coast Area of Outstanding Natural Beauty and span between the town and Old Hunstanton. They offer home to a variety of birds and are renowned for the ancient fossils buried within its chalk.

Sat on the top of the cliffs can be found the imposing lighthouse and the remains of St Edmund's Chapel, a key historic feature that was built in 1272 to commemorate St Edmund landing at this location in 855 to be crowned the King of East Anglia.

The coast is also home to the wreck of Sheraton, a trawler famous in the area. It was launched in 1907 and was used for boom defence work and as a patrol vessel during Second World War. Boom defences were strung shore to shore and protected coastlines against enemy ships. Wrecked only 40 years after its launch, the remains span 50 feet along the foot of the cliffs.

For the avid walker, Holme Dunes is just minutes away. Offering walks in open wilderness of sand dunes, mud flats, salt marshes, water meadows, pine forests and tranquil beaches. The area is teeming with wildlife and is ideal for migrating birds; it is also dotted with various military remains from the Second World War.

In just over 30 minutes the historic seaport of King's Lynn can be reached, brimming with history and culture. With a rich maritime past and vibrant present, there is plenty to take in. Boasting live entertainment at the Corn Exchange and Arts Centre, the town also hosts events for all to enjoy throughout its parks, gardens and leisure facilities.



## Award-winning Hopkins Homes

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

### 2016

- NHBC Seal of Excellence Award  
Oliver's Grove, Stanway
- NHBC Pride in the Job Award  
Oliver's Grove, Stanway
- NHBC Pride in the Job Award  
Grove Park, Barrow

### 2015

- Sunday Times British Homes Awards  
Best Development  
St Michael's & Bure Place, Aylsham
- What House? Award  
Best Development  
St Michael's & Bure Place, Aylsham
- Housebuilder Awards  
Best Refurbishment  
Bure Place, Aylsham
- LABC Building Excellence Award  
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 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 House Builder
- 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  
Mulbarton 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. George's 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

- Anglia 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 Blaxhill Highly Commended  
Best Residential Development  
of five units of 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

- 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\*
- En-Suite with bath - full-height to shower cubicle and half-height all around\*
- 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.



“Discover traditional craftsmanship and an uncompromising attention to detail”







# BUTTERFIELD MEADOW

## Hunstanton ~ Norfolk

The 23 property styles at Butterfield Meadow have been carefully designed to maximise space and create well appointed homes that cater for modern living. Butterfield Meadow offers an outstanding collection of one, two, three and four bedroom homes with the glorious Norfolk coastline and enchanting countryside on the doorstep.

**The Woodpecker**  
Plots 1, 4(h), 120, 123(h), 125(h), 164 & 166

**The Swan**  
Plots 2(h), 3, 121(h), 122, 124 & 165

**The Coot**  
Plots 11, 12, 13, 104, 105(h), 155 & 156(h)

**The Grebe**  
Plots 14(h), 15, 53(h), 58, 100 & 101(h)

**The Kingfisher**  
Plots 30(h), 31, 40(h), 41, 98, 102(h), 103, 106(h), 107, 151, 152(h), 153(h) & 154

**The Mallard**  
Plots 32(h), 33, 34(h), 42(h), 77, 78(h), 83(h), 84, 94(h), 95, 96(h), 97, 134(h), 135, 136(h), 137, 139 & 140

**The Warbler**  
Plots 35, 43, 126(h), 127 & 141

**The Muscovy**  
Plots 36(h), 37, 38(h), 39, 54(h), 55, 56(h) & 57

**The Heron**  
Plots 44 & 70(h)

**The Teal**  
Plots 73 & 74(h)

**The Harrier**  
Plot 45

**The Nightjar**  
Plots 79, 80 & 81

**The Bittern**  
Plots 46, 47 & 48

**The Egret**  
Plots 92(h), 99, 108(h) & 150

**The Woodlark**  
Plots 49 & 51

**The Sanderling**  
Plot 131 & 132(h)

**The Chaffinch**  
Plots 50, 52, 76, 82(h), 133(h) & 138

**The Goldcrest**  
Plots 157, 158(h), 159, 160(h), 161, 162 & 163(h)

**The Moorhen**  
Plots 59, 60(h), 63, 64(h), 68, 72, 128 & 129(h)

**The Wheatear Apartments**  
Plots 5, 8, 87(h) & 90(h)

**The Wagtail**  
Plots 61, 66, 69(h), 71(h), 75 & 130

**The Shrike Apartments**  
Plots 6(h), 7, 9(h), 10, 85(h), 86, 88(h), 89 & 91

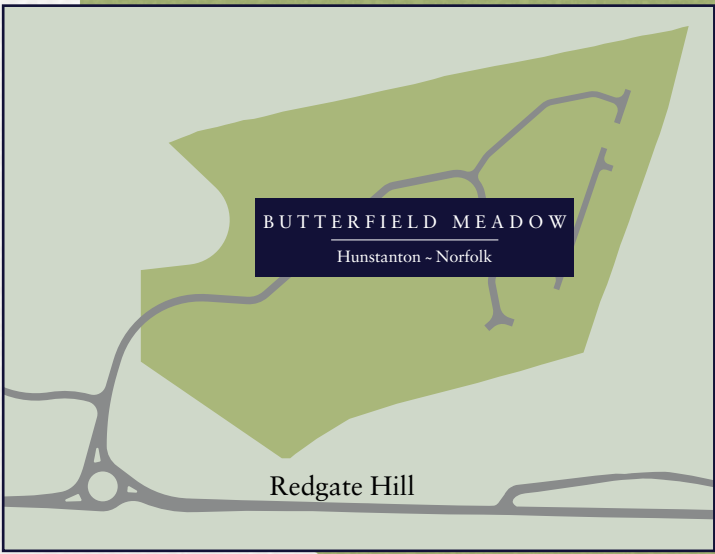
**The Hawfinch**  
Plots 62, 65(h), 67 & 93(h)

**Affordable Housing**

B/S Denotes Bin Store  
S/S Denotes Sub Station  
C/S Denotes Cycle Store  
P/S Denotes Pumping Station  
LEAP Denotes Local Equipped Area of Play

BUTTERFIELD MEADOW by HOPKINS HOMES

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.





# THE WOODPECKER

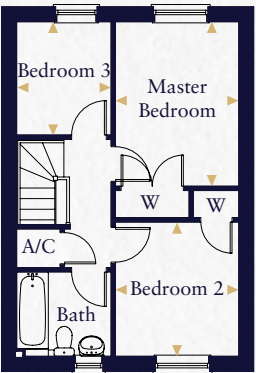
PLOTS 1, 4(H), 120, 123(H), 125(H), 164 & 166



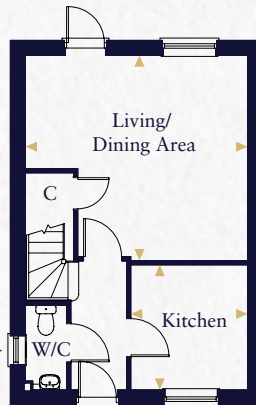
Computer generated image indicative only.

Kitchen	3.684m x 3.393m	12'1" x 11'1"
Living/Dining Area	4.988m x 3.470m	16'4" x 11'4"
Master Bedroom	3.780m x 2.981m	12'4" x 9'9"
Bedroom 2	2.805m x 2.762m	9'2" x 9'0"

- \* Plots 4 & 123 do not have this window.
- ▲ Indicates where measurements have been taken from.



First floor



Ground floor

# THE COOT

PLOTS 11, 12, 13, 104, 105(H), 155 & 156(H)



Computer generated image indicative only.

Kitchen	2.754m x 2.573m	9'0" x 8'5"
Living/Dining Area	4.900m x 4.525m	16'1" x 14'10"
Master Bedroom	3.624m x 2.722m	11'11" x 8'11"
Bedroom 2	2.960m x 2.722m	9'9" x 8'11"
Bedroom 3	2.497m x 2.083m	8'2" x 6'10"

- \* Plots 12 & 13 do not have this window.
- ▲ Indicates where measurements have been taken from.

# THE SWAN

PLOTS 2(H), 3, 121(H), 122, 124 & 165



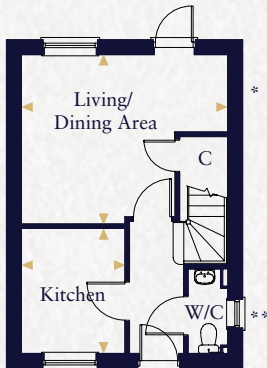
Computer generated image indicative only.

Kitchen	3.684m x 3.393m	12'1" x 11'1"
Living/Dining Area	4.988m x 3.470m	16'4" x 11'4"
Master Bedroom	4.230m x 2.916m	13'10" x 9'6"
Bedroom 2	3.212m x 2.805m	10'6" x 9'2"

- \* Plots 124 & 165 do not have this window.
- ▲ Indicates where measurements have been taken from.



First floor



Ground floor

# THE GREBE

PLOTS 14(H), 15, 53(H), 58, 100 & 101(H)



Computer generated image indicative only.

Kitchen	2.753m x 2.285m	9'0" x 7'5"
Living/Dining Area	4.550m 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"

- \* Plot 15 has an additional window to Living/Dining Area.
- \*\* Plots 53 & 58 do not have this window.
- ▲ Indicates where measurements have been taken from.



# THE KINGFISHER

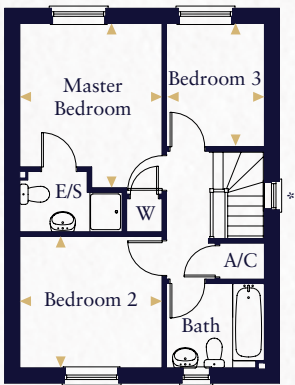
PLOTS 30(H), 31, 40(H), 41, 98, 102(H), 103, 106(H), 107, 151, 152(H), 153(H) & 154



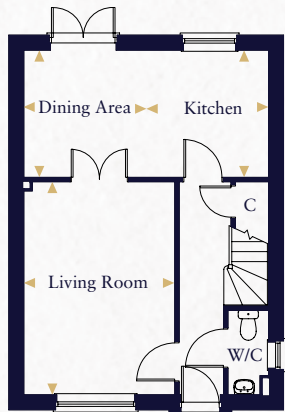
Computer generated image indicative only.

Kitchen	3.000m x 2.805m	9'10" x 9'2"
Dining Area	2.805m x 2.395m	9'2" x 7'10"
Living Room	4.692m x 3.329m	15'7" x 10'11"
Master Bedroom	3.627m x 3.141m	11'10" x 10'3"
Bedroom 2	3.141m x 2.904m	10'3" x 9'6"
Bedroom 3	2.721m x 2.159m	8'11" x 7'1"

\* Plots 41, 103 & 107 do not have this window.  
† Plots 40, 41, 98, 102, 103, 106 & 107 have a pitched door surround.  
▲ Indicates where measurements have been taken from.



First floor



Ground floor

# THE WARBLER

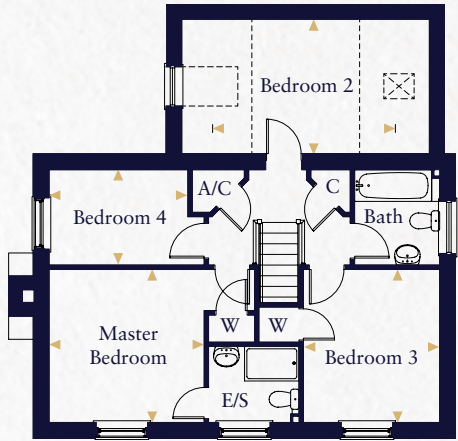
PLOTS 35, 43, 126(H), 127 & 141



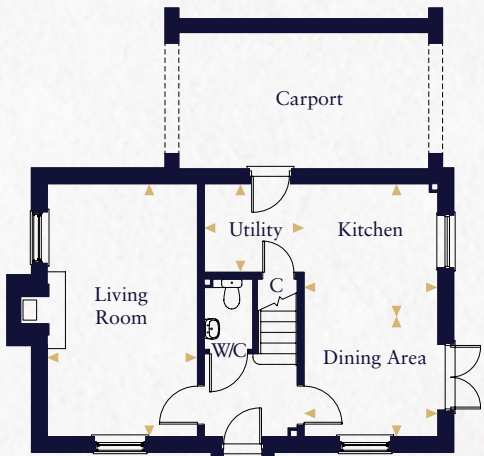
Computer generated image indicative only.

Kitchen	3.000m x 2.950m	9'10" x 9'8"
Dining Area	2.950m x 2.572m	9'8" x 8'5"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'2" x 6'4"
Master Bedroom	3.404m x 3.372m	11'2" x 11'1"
Bedroom 2	3.984m x 2.990m	13'1" x 9'10"
Bedroom 3	3.375m x 3.002m	11'1" x 9'10"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

--- Indicates reduced head height.  
— Dimensions taken to 1.5m head height.  
☒ Velux window.  
▲ Indicates where measurements have been taken from.



First floor



Ground floor

# THE MALLARD

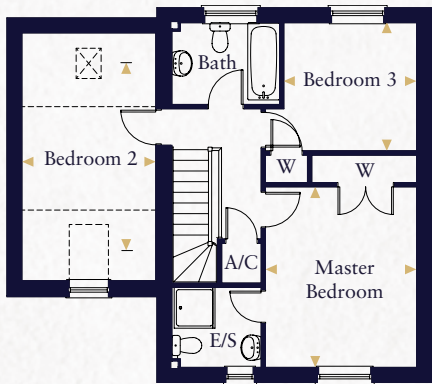
PLOTS 32(H), 33, 34(H), 42(H), 77, 78(H), 83(H), 84, 94(H), 95, 96(H), 97, 134(H), 135, 136(H), 137, 139 & 140



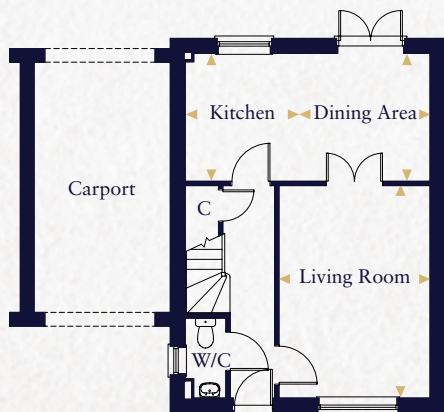
Computer generated image indicative only.

Kitchen	3.000m x 2.821m	9'10" x 9'2"
Dining Area	2.821m x 2.395m	9'2" x 7'10"
Living Room	4.692m x 3.329m	15'7" x 10'11"
Master Bedroom	3.976m x 3.328m	13'0" x 10'11"
Bedroom 2	4.028m x 2.896m	13'2" x 9'6"
Bedroom 3	2.925m x 2.821m	9'7" x 9'3"

Plots 33, 34 & 97 have a different roof elevation.  
--- Indicates reduced head height.  
— Dimensions taken to 1.5m head height.  
☒ Velux window.  
▲ Indicates where measurements have been taken from.



First floor



Ground floor

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

# THE MUSCOVY

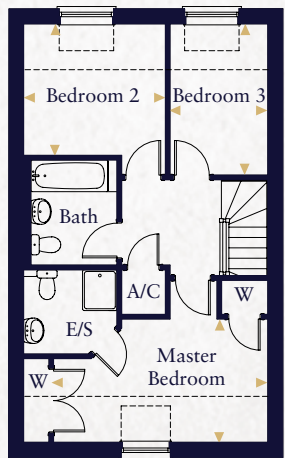
PLOTS 36(H), 37, 38(H), 39, 54(H), 55, 56(H) & 57



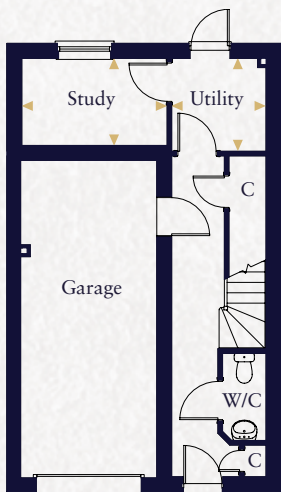
Computer generated image indicative only.

Utility	2.080m x 2.050m	6'10" x 6'8"
Study	3.205m x 1.920m	10'6" x 6'4"
Kitchen	3.336m x 2.045m	10'11" x 6'9"
Dining Area	4.509m x 3.340m	14'10" x 10'11"
Living Room	5.385m x 4.616m	17'8" x 15'1"
Master Bedroom	4.725m x 2.720m	15'6" x 8'11"
Bedroom 2	3.125m x 2.900m	10'3" x 9'6"
Bedroom 3	3.336m x 2.160m	10'11" x 7'1"

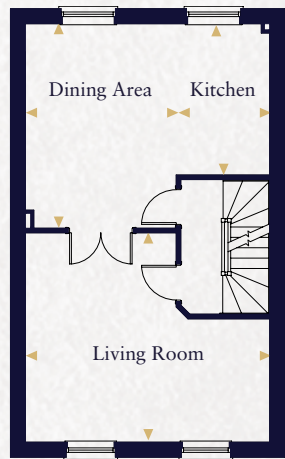
\* Plots 54, 55, 56 & 57 have windows to Master Bedroom in these locations and feature a higher roof line.  
--- Indicates reduced head height for plots 36, 37, 38 & 39.  
▲ Indicates where measurements have been taken from.



Second floor



Ground floor



First floor

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.



THE HERON

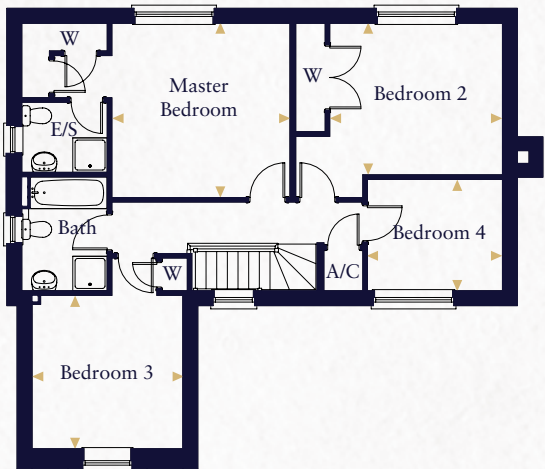
PLOTS 44 & 70(H)



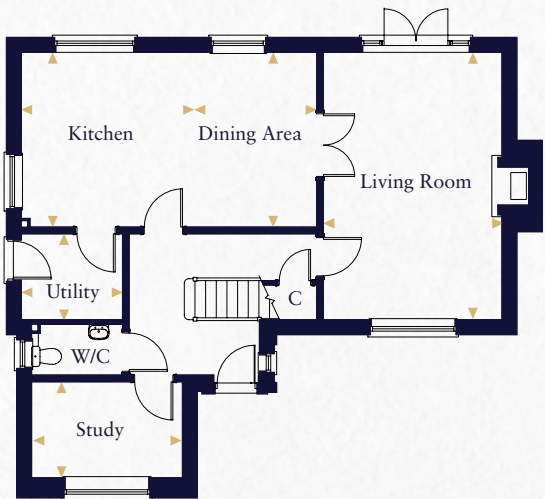
Computer generated image indicative only.

Kitchen	3.850m x 3.600m	12'8" x 11'10"
Dining Area	3.850m x 2.909m	12'8" x 9'6"
Living Room	5.894m x 3.937m	19'4" x 12'11"
Utility	2.229m x 1.894m	7'3" x 6'2"
Study	3.324m x 2.114m	10'11" x 6'11"
Master Bedroom	3.929m x 3.839m	12'10" x 12'7"
Bedroom 2	3.807m x 3.339m	12'5" x 10'11"
Bedroom 3	3.383m x 3.324m	11'1" x 10'11"
Bedroom 4	2.977m x 2.455m	9'9" x 8'1"

▲ Indicates where measurements have been taken from.



First floor



Ground floor

THE BITTERN

PLOTS 46, 47 & 48



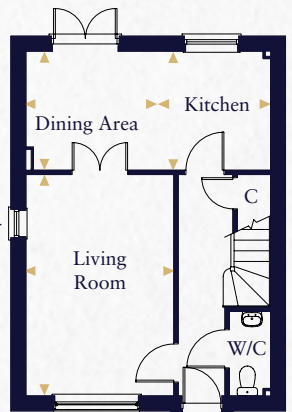
Computer generated image indicative only.

Kitchen	3.000m x 2.625m	9'10" x 8'8"
Dining Area	2.625m x 2.395m	8'8" x 7'10"
Living Room	4.884m x 3.263m	16'0" x 10'8"
Master Bedroom	4.170m x 2.993m	13'8" x 9'10"
Bedroom 2	4.710m x 3.286m	15'3" x 10'9"
Bedroom 3	3.188m x 2.718m	10'7" x 8'11"

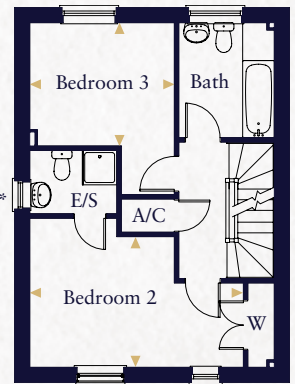
- \* Plot 47 & 48 do not have these windows.
- † Plot 48 has an additional window to W/C.
- Indicates reduced head height.
- Dimensions taken to 1.5m head height.
- ☒ Velux window.
- ▲ Indicates where measurements have been taken from.



Second floor



Ground floor



First floor

THE HARRIER

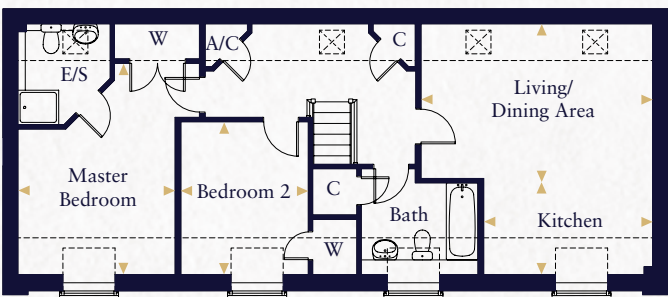
PLOT 45



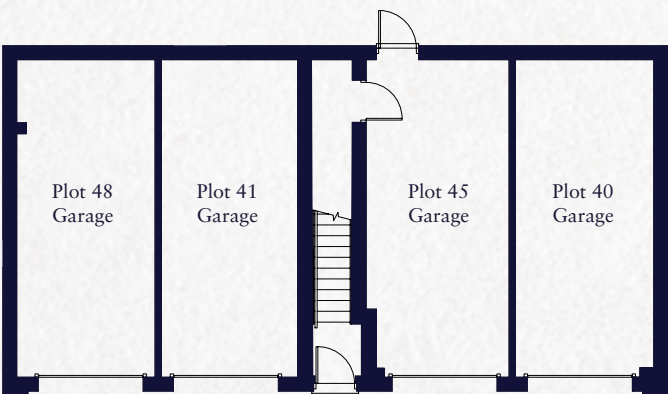
Computer generated image indicative only.

Kitchen	3.724m x 2.025m	12'3" x 6'8"
Living/Dining Area	5.107m x 3.505m	16'9" x 11'6"
Master Bedroom	4.660m x 3.467m	15'3" x 11'4"
Bedroom 2	3.370m x 2.812m	11'1" x 9'3"

- Indicates reduced head height.
- Dimensions taken to 1.5m head height.
- ☒ Velux window.
- ▲ Indicates where measurements have been taken from.



First floor



Ground floor

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

THE WOODLARK

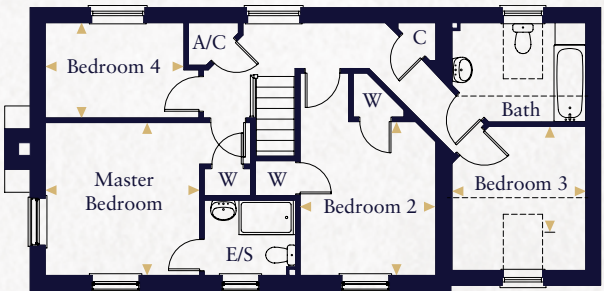
PLOTS 49 & 51



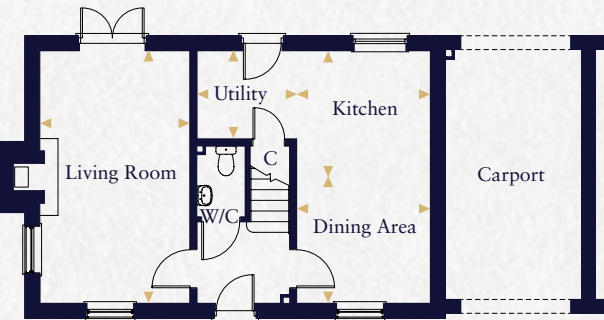
Computer generated image indicative only.

Kitchen	2.950m x 2.400m	9'8" x 7'10"
Dining Area	3.172m x 2.950m	10'5" x 9'8"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'2" x 6'4"
Master Bedroom	3.404m x 3.372m	11'2" x 11'1"
Bedroom 2	3.392m x 2.990m	11'1" x 9'10"
Bedroom 3	2.952m x 2.330m	9'8" x 7'7"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

- Indicates reduced head height.
- Dimensions taken to 1.5m head height.
- ☒ Velux window.
- ▲ Indicates where measurements have been taken from.



First floor



Ground floor

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.



# THE CHAFFINCH

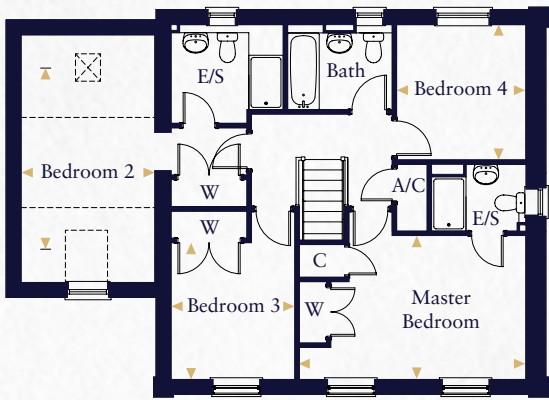
PLOTS 50, 52, 76, 82(H), 133(H) & 138



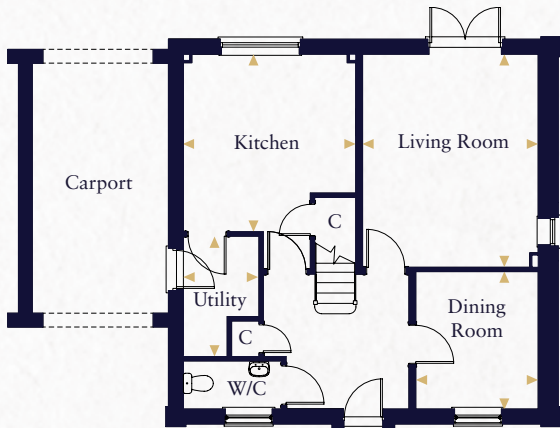
Computer generated image indicative only.

Kitchen	3.915m x 3.800m	12'10" x 12'6"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Living Room	4.697m x 3.872m	15'5" x 12'8"
Utility	2.654m x 1.667m	8'8" x 5'6"
Master Bedroom	4.997m x 3.174m	16'5" x 10'5"
Bedroom 2	4.060m x 2.952m	13'3" x 9'8"
Bedroom 3	3.017m x 2.730m	9'11" x 8'11"
Bedroom 4	2.982m x 2.850m	9'9" x 9'4"

- Indicates reduced head height.
- Dimensions taken to 1.5m head height.
- ☒ Velux window.
- ▲ Indicates where measurements have been taken from.



First floor



Ground floor

# THE MOORHEN

PLOTS 59, 60(H), 63, 64(H), 68, 72, 128 & 129(H)



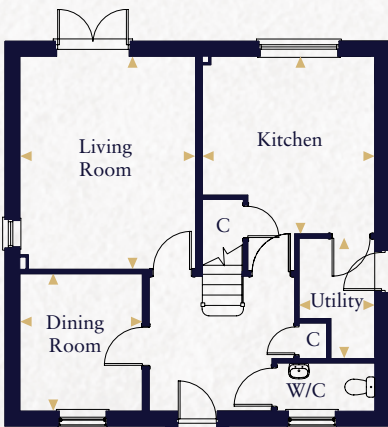
Computer generated image indicative only.

Kitchen	3.915m x 3.800m	12'10" x 12'6"
Living Room	4.697m x 3.872m	15'5" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Utility	2.654m x 1.667m	8'8" x 5'6"
Master Bedroom	4.997m x 3.174m	16'5" x 10'5"
Bedroom 2	2.982m x 2.850m	9'9" x 9'4"
Bedroom 3	3.300m x 2.730m	10'9" x 8'11"
Bedroom 4	3.036m x 2.473m	9'11" x 8'2"

- ▲ Indicates where measurements have been taken from.



First floor



Ground floor

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

# THE WAGTAIL

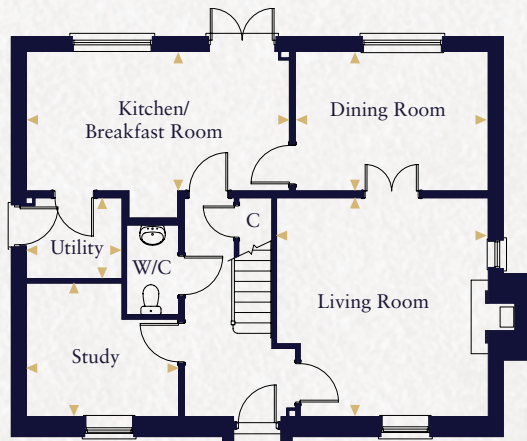
PLOTS 61, 66, 69(H), 71(H), 75 & 130



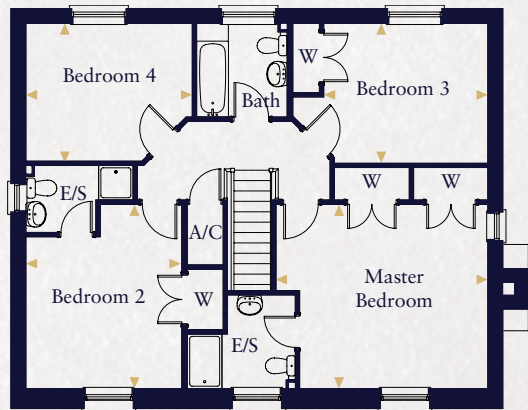
Computer generated image indicative only.

Kitchen/Breakfast Room	5.800m x 3.075m	19'0" x 10'1"
Dining Room	4.255m x 3.075m	13'11" x 10'1"
Living Room	4.823m x 4.668m	15'10" x 15'4"
Study	3.355m x 2.943m	11'0" x 9'8"
Utility	2.110m x 1.780m	6'11" x 5'10"
Master Bedroom	4.670m x 4.060m	15'4" x 13'4"
Bedroom 2	4.060m x 3.438m	13'4" x 11'3"
Bedroom 3	3.618m x 3.083m	11'10" x 10'1"
Bedroom 4	3.670m x 3.038m	12'0" x 9'11"

- ▲ Indicates where measurements have been taken from.



Ground floor



First floor

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.



# THE HAWFINCH

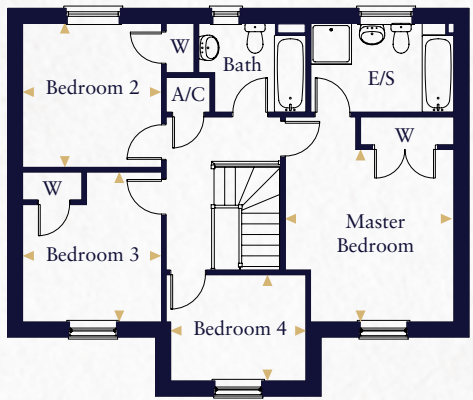
PLOTS 62, 65(H), 67 & 93(H)



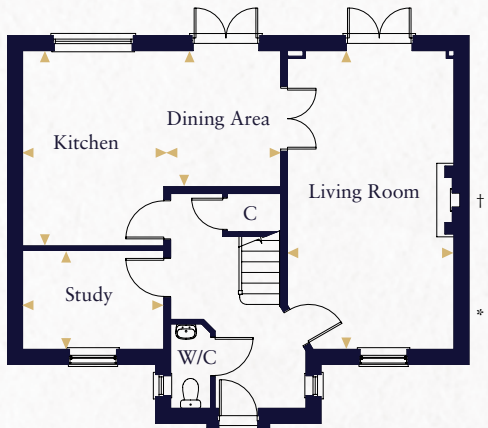
Computer generated image indicative only.

Kitchen	4.305m x 3.113m	14'2" x 10'2"
Dining Area	2.999m x 2.578m	9'10" x 8'5"
Living Room	6.585m x 3.670m	21'6" x 12'0"
Study	3.118m x 2.180m	10'2" x 7'1"
Master Bedroom	3.805m x 3.720m	12'4" x 12'2"
Bedroom 2	3.175m x 3.062m	10'4" x 10'0"
Bedroom 3	3.310m x 3.062m	10'10" x 10'0"
Bedroom 4	2.985m x 2.345m	9'9" x 7'8"

- \* Plot 62 has additional window to Living Room and Master Bedroom.
- † Plot 62 has different chimney feature.
- ◀ Indicates where measurements have been taken from.



First floor



Ground floor

# THE TEAL

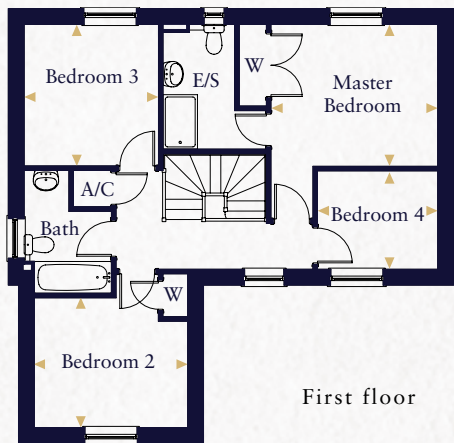
PLOTS 73 & 74(H)



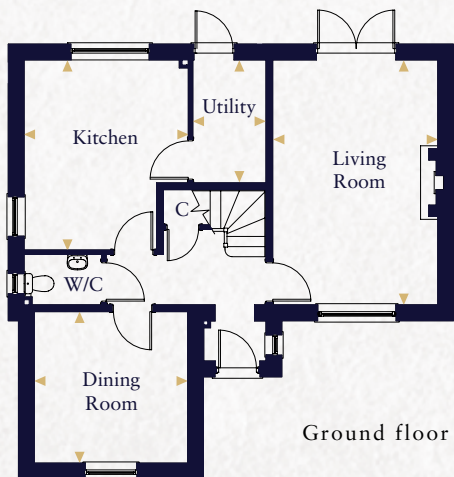
Computer generated image indicative only.

Kitchen	4.188m x 3.620m	13'8" x 11'10"
Living Room	5.398m x 3.637m	17'8" x 11'11"
Dining Room	3.380m x 3.338m	11'1" x 10'11"
Utility	2.710m x 1.611m	8'10" x 5'3"
Master Bedroom	3.677m x 3.128m	12'0" x 10'3"
Bedroom 2	3.380m x 2.860m	11'1" x 9'4"
Bedroom 3	3.120m x 2.961m	10'2" x 9'8"
Bedroom 4	2.651m x 2.170m	8'8" x 7'1"

- ◀ Indicates where measurements have been taken from.



First floor



Ground floor

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

# THE NIGHTJAR

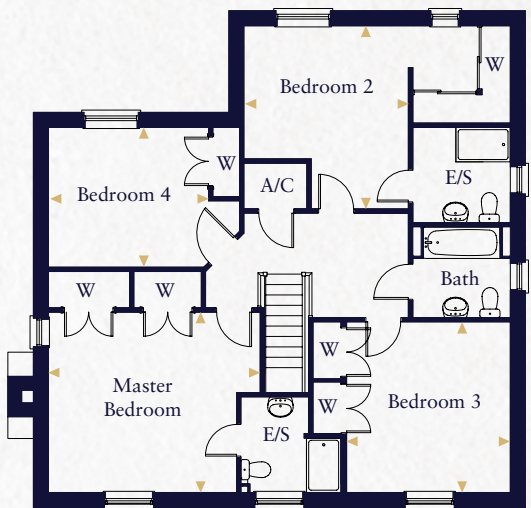
PLOTS 79, 80 & 81



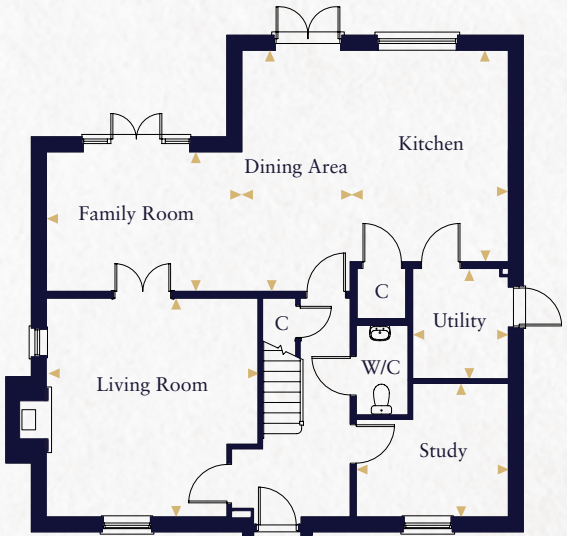
Computer generated image indicative only.

Kitchen	4.663m x 3.485m	15'3" x 11'5"
Dining Area	5.315m x 2.390m	17'5" x 7'10"
Family Room	4.310m x 3.075m	14'1" 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"
Utility	2.432m x 2.110m	7'11" x 6'11"
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	3.532m x 3.083m	11'7" x 10'1"

- ◀ Indicates where measurements have been taken from.



First floor



Ground floor

# THE EGRET

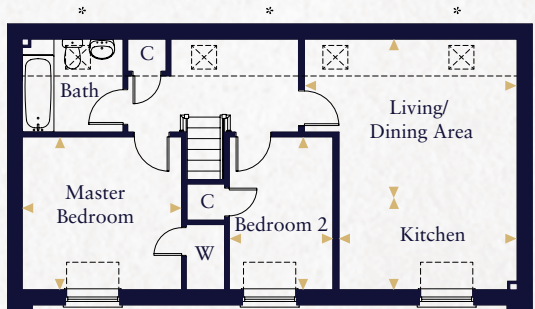
PLOTS 92(H), 99, 108(H) & 150



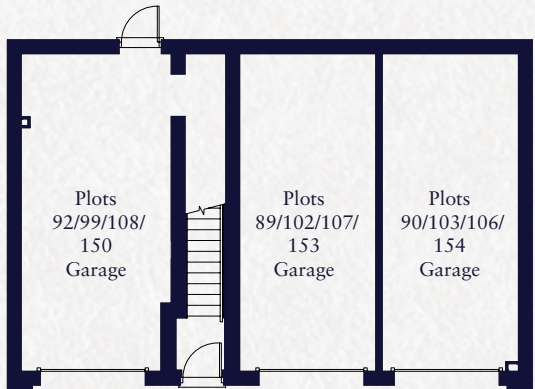
Computer generated image indicative only.

Kitchen	3.931m x 2.025m	12'11" x 6'8"
Living/Dining Area	4.691m x 3.505m	15'5" x 11'6"
Master Bedroom	3.514m x 3.375m	11'6" x 11'1"
Bedroom 2	3.375m x 2.287m	11'1" x 7'6"

- \* Plot 92 has dormer windows instead of Velux windows.
- Indicates reduced head height.
- ◻ Velux window.
- ◀ Indicates where measurements have been taken from.



First floor



Ground floor

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THE SANDERLING

PLOTS 131 & 132(H)



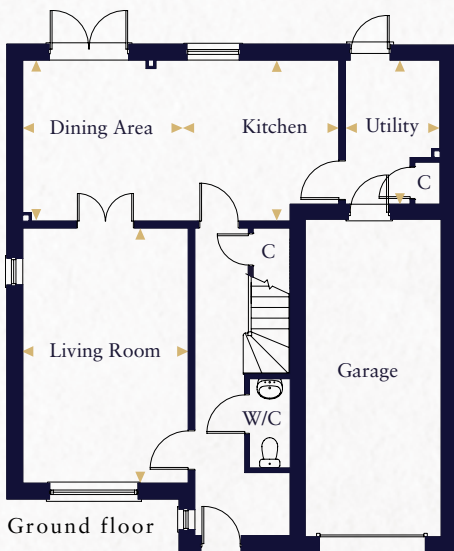
Computer generated image indicative only.

Kitchen	4.036m x 3.550m	13'3" x 11'8"
Dining Area	3.550m x 2.934m	11'8" x 9'7"
Living Room	5.627m x 3.646m	18'5" x 12'0"
Utility	3.178m x 2.088m	10'5" x 6'10"
Master Bedroom	4.960m x 4.299m	16'3" x 14'1"
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 where measurements have been taken from.
- Indicates reduced head height.
- Dimensions taken to 1.5m head height.



First floor



Ground floor

THE GOLDCREST

PLOTS 157, 158(H), 159, 160(H), 161, 162 & 163(H)



Computer generated image indicative only.

Kitchen	3.670m x 3.220m	12'0" x 10'6"
Living/Dining Area	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.

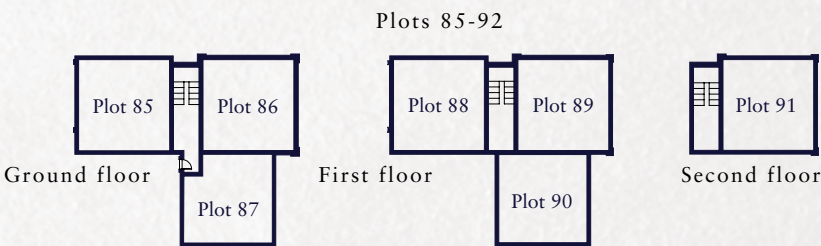
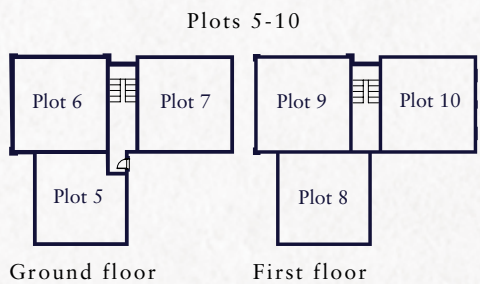


External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.



THE WHEATEAR

THE SHRIKE



THE WHEATEAR APARTMENTS

PLOTS 5, 8, 87(H) & 90(H)

Kitchen/Dining Area	3.740m x 2.766m	12'3" x 9'1"
Living Room	5.014m x 3.740m	16'5" x 12'3"
Master Bedroom (Plots 5 & 87)	3.790m x 3.310m	12'5" x 10'10"
Master Bedroom (Plots 8 & 90)	3.940m x 3.310m	12'11" x 10'10"

- \* Plots 5 & 87 have alternative hallway layout.
- ▲ Plots 87 & 90 have additional windows to these locations.
- ▲ Indicates where measurements have been taken from.



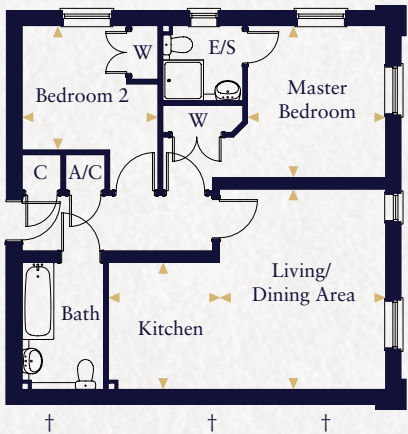
THE SHRIKE APARTMENTS

PLOTS 6(H), 7, 9(H), 10, 85(H), 86, 88(H), 89 & 91

Computer generated image indicative only.

Kitchen	2.800m x 2.400m	9'2" x 7'10"
Living/Dining Area	4.417m x 3.720m	14'6" x 12'2"
Master Bedroom	3.353m x 3.050m	11'0" x 10'0"
Master Bedroom (Plots 9, 10, 88 & 91)	3.503m x 3.050m	11'6" x 10'0"
Bedroom 2	3.000m x 2.745m	9'10" x 9'0"

- \* Plots 85 & 88 do not have these windows.
- † Plots 7, 10, 85 & 88 have additional windows to Bath, Kitchen and Living/Dining Area.
- ▲ 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 subject to build stage and subsequent revision.



BUTTERFIELD MEADOW

Hunstanston ~ Norfolk



Area map



Local map

Travel times and distances

By road to:

King's Lynn	15.5 miles
Wells-next-the-Sea	18 miles
Cromer	39 miles
Norwich International Airport	42 miles
Thetford	45 miles
Peterborough	49 miles

By rail to:

(From King's Lynn station)

Cambridge	47 mins
Bury St Edmunds	1 hr 04 mins
London King's Cross	1 hr 41 mins
Stansted Airport	1 hr 43 mins

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

Postcode for Sat Nav use: PE31 7JY

Hopkins Homes, Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ  
Telephone: 01394 446800 Fax: 01394 389605

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