



HOPKINS
HOMES

KINGSFLEET

Thetford • Norfolk



Traditionally designed 1, 2, 3, 4 & 5 bedroom homes



WELCOME TO
Hopkins Homes
AT KINGSFLEET



Computer generated image of properties at Kingsfleet. Indicative only, design, materials, and landscape treatments are subject to change.



Photographs depict previous Hopkins Homes developments.

Hopkins Homes at Kingsfleet boasts an outstanding collection of 1 and 2 bedroom apartments and 2, 3, 4 and 5 bedroom homes within a vibrant new community perfectly positioned in the Norfolk countryside.

Hopkins Homes are delighted to welcome you to Kingsfleet, a superb collection of new homes within this new flagship environment which will boast a range of community facilities, amenities and large open spaces.

These exceptional new homes offer a stylish property mix ranging from one to five bedroom homes across a variety of styles and designs to ensure a home to suit you, whether you're a single professional, growing family or looking to downsize.

"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

"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... (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



HOPKINS HOMES at KINGSFLEET

Photographs depict previous Hopkins Homes developments.



Exceptional quality

A multi-award winning housebuilder with over 25 years experience. Hopkins Homes are committed to the quality, design, style and enduring nature of their properties.



Hopkins Homes' craft each home with you in mind; fusing traditional build methods with modern technologies. This helps ensure our properties are well appointed, intelligently laid out and beautifully finished. Customers frequently attest to this passion and attention to detail, which allows them to swiftly settle into the home of their dreams.

Our ethos is to design houses and apartments that blend in seamlessly with their surroundings. We use local materials wherever possible to complement and enhance their authenticity and sympathetic nature.

Photograph depicts previous Hopkins Homes development.



Bury St Edmunds



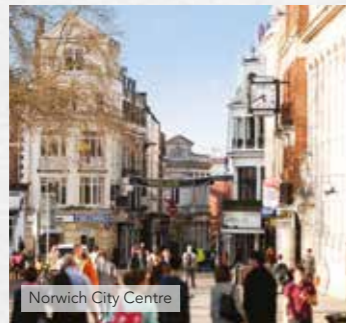
Thetford Town Centre



Thetford



Norwich



Norwich City Centre



River Cam, Cambridge

The natural choice for modern life

Kingsfleet is located in the town of Thetford on the Norfolk/Suffolk border, close to Cambridgeshire. This unique location provides easy access to the vibrant cities of Norwich and Cambridge, while maintaining the peace of the countryside. This new neighbourhood will encompass a variety of amenities from primary schools, nurseries, health centre, public spaces and parkland and allotments.

The picturesque centre of Thetford resembles something out of the history books. The Little Ouse River weaves its way peacefully through tree-covered greens, between flint stone buildings and under picturesque bridges. However, despite such an ancient appearance, the town offers all the amenities needed for a modern lifestyle. There is a number of supermarkets and other major retail outlets all within easy reach, along with a selection of bars and restaurants to enjoy.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is criss-crossed with a maze of walking and cycling trails that are perfect

for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

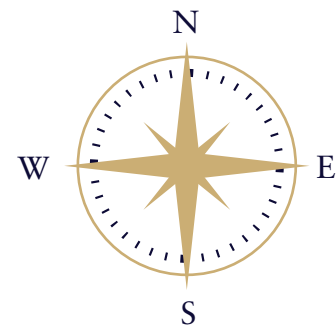
Kingsfleet lies within easy reach of the A11 which keeps it well connected for city excitement. A 45 minute drive south west takes you to the historic streets and grand colleges of Cambridge, 35 minutes north east will take you to the heart of Norwich's winding lanes lined with characterful boutiques and 25 minutes south will bring you to the charming market town of Bury St Edmunds. Thetford train station is just a 5 minute drive where Norwich, Cambridge and Bury St Edmunds can be reached making Kingsfleet an excellent destination for work / life balance.

The A11 also offers great connections to the rest of the country. The A14 is just 22 minutes away and links up with the A1M which carves a continuous line far north, while connections with the M11 offer journey times to London of under two hours.



Kingsfleet.

THETFORD, NORFOLK



Key

- AFFORDABLE HOUSING
- B/S** BIN STORE
- V** VISITOR PARKING
- S/S** SUBSTATION
- C/S** CYCLE STORE
- (h)** HANDED PLOT
- GPRI** GAS INSTALLATION

Apartments

- The Meadow Apartments**
Plots 338, 339, 340, 341, 342 & 343
- The Hazel Apartments**
Plots 283, 284(h), 285, 286(h), 287, 288(h), 289 & 290(h)

2 Bedroom Homes

- The Beech**
Plot 291
- The Birch**
Plots 3(h), 4, 5, 46(h), 199(h), 205, 218, 239, 240(h) & 275

3 Bedroom Homes

- The Elder**
Plots 1, 6, 9(h), 33(h), 45(h), 47, 48(h), 67, 70(h), 79, 80(h), 81, 82(h), 83, 84(h), 108, 109(h), 193, 200, 204(h), 226(h) & 244
- The Oak**
Plots 7(h), 8, 10, 11, 12, 28, 29, 30, 31, 32, 49(h), 50, 51(h), 52, 68(h), 69, 201, 202, 203, 206, 207(h), 219(h), 220(h), 221(h), 236(h), 237(h), 238(h), 241(h), 242(h) & 243(h)

- The Willow**
Plots 22, 23(h), 38, 120(h), 231, 232, 233 & 245(h)

- The Aspen**
Plots 13(h), 14, 20(h), 21, 34(h), 35, 36(h), 37, 39(h), 43(h), 44, 63(h), 64, 65(h), 66, 71(h), 72, 107, 110(h), 111, 112(h), 113, 184(h), 191(h), 194(h), 198, 225 & 228

- The Juniper**
Plots 181, 182, 183, 186(h), 187, 188(h), 196, 215(h), 216(h), 217(h), 274, 278, 279 & 280

- The Cedar**
Plot 312(h)

- The Yew**
Plots 210, 211(h), 212 & 213(h)

4 Bedroom Homes

- The Chestnut**
Plots 116, 117(h), 208, 209(h), 222 & 230(h)
- The Hawthorn**
Plot 106
- The Rowan**
Plots 115, 121(h) & 190(h)
- The Poplar**
Plots 2, 17(h), 73(h), 214 & 247
- The Whitebeam**
Plots 18, 19(h), 114, 122(h) & 123
- The Cherry**
Plots 74, 75(h), 76, 77 & 78
- The Sycamore**
Plots 185 & 197(h)
- The Holly**
Plots 15, 16, 24(h), 25(h), 124 & 189
- The Maple**
Plots 118 & 119(h)
- The Blackthorn**
Plot 125
- The Hingham**
Plots 26, 27(h), 40(h), 41, 42(h), 192(h), 195(h), 223(h), 224, 227, 229, 234 & 235(h)

5 Bedroom Homes

- The Pine**
Plots 126 & 127



Marketing Suite and Show Home

Development released in phases. 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, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Development layout not to scale, for indication only.



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Specification.

Kitchens

- Choice of kitchen cupboards and worktops *
- Bosch oven, hob and cooker hood fitted as standard
- Range cooker, hood and stainless steel splashback as fitted standard to certain plots
- Plumbing for washing machine and dishwasher where possible
- Choice of Porcelanosa wall tiles from our selected range **

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

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 round
- Cloakroom - splashback to hand basin and tiled window sill where applicable *

Electrical

- Outside lighting to front and rear on certain plots
- TV points to living room and all bedrooms
- Data points to living room, study and all bedrooms

Joinery

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

Other items

- Loft light where applicable
- Feature fireplace included to selected plots
- Multi-point locks to external doors
- All internal walls painted matt pure white
- Ceilings smooth throughout with coved cornicing where possible

* All choices are subject to stage of construction. Cloakroom splashback tile from matching range to either kitchen, bathroom or en-suite. This specification is only meant as a guide, some items may vary from plot to plot. Please check with Sales Consultant for plot specific information. Photography depicts previous Hopkins Homes developments.

** Not applicable when upgrading work surfaces with upstand.



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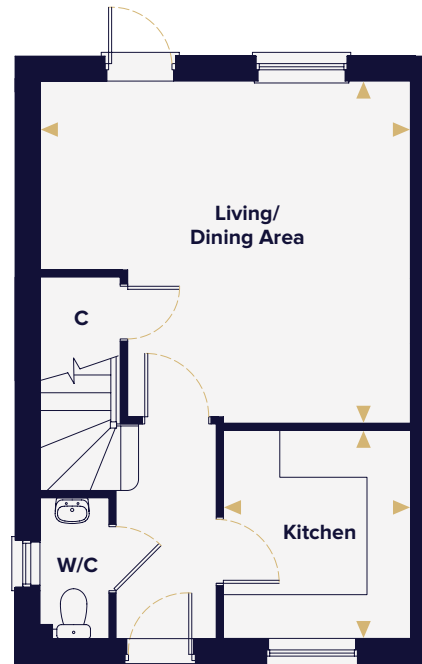
The Oak



The Oak

THREE BEDROOM HOUSE

Plots 7(h), 8, 10, 11, 12, 28, 29, 30, 31, 32, 49(h), 50, 51(h), 52, 68(h), 69, 201, 202, 203, 206, 207(h), 219(h), 220(h), 221(h), 236(h), 237(h), 238(h), 241(h), 242(h), 243(h)



| | | |
|--------------------|---------------|----------------|
| Kitchen | 2.76m x 2.57m | 9'1" x 8'5" |
| Living/Dining Area | 4.90m x 4.52m | 16'1" x 14'10" |
| Master Bedroom | 3.62m x 2.72m | 11'11" x 8'11" |
| Bedroom 2 | 2.96m x 2.72m | 9'9" x 8'11" |
| Bedroom 3 | 2.50m x 2.08m | 8'2" x 6'10" |

- (h) Handed
- ▶ Denotes where dimensions are taken from
- A/C Airing cupboard
- W Wardrobe
- C Cupboard

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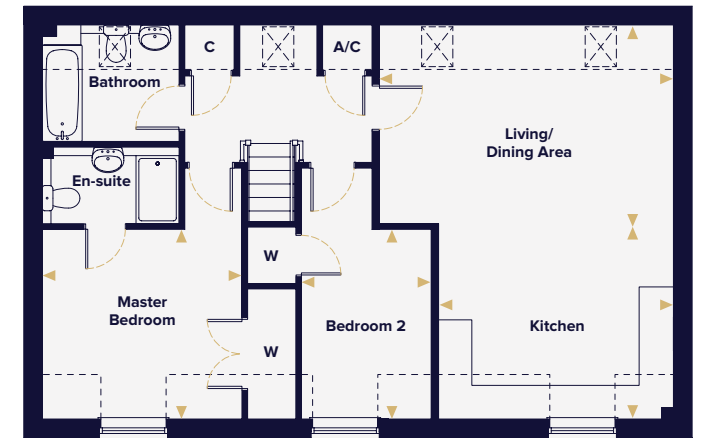
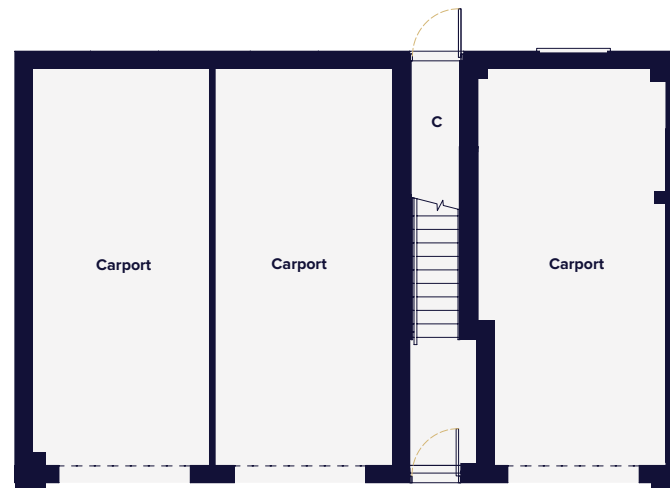
The Birch



The Birch

TWO BEDROOM COACH HOUSE

Plots 3(h), 4, 5, 46(h), 199(h), 205, 218, 239, 240(h), 275



| | | |
|--------------------|---------------|----------------|
| Kitchen | 4.14m x 2.40m | 13'7" x 7'11" |
| Living/Dining Area | 5.19m x 4.55m | 17'0" x 14'11" |
| Master Bedroom | 3.52m x 3.35m | 11'7" x 11'0" |
| Bedroom 2 | 3.35m x 2.29m | 11'0" x 7'6" |

- Indicates reduced head height
- ⊠ Velux Window
- (h) Handed
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The Elder



The Elder

THREE BEDROOM HOUSE

Plots 1, 6, 9(h), 33(h), 45(h), 47, 48(h), 67, 70(h), 79, 80(h), 81, 82(h), 83, 84(h), 193, 108, 109(h), 200, 204(h), 226(h), 244



| | | |
|---------------------|---------------|----------------|
| Kitchen/Dining Area | 5.40m x 2.81m | 17'9" x 9'3" |
| Living Room | 4.70m x 3.33m | 15'5" x 10'11" |
| Master Bedroom | 3.63m x 3.14m | 11'11" x 10'4" |
| Bedroom 2 | 3.14m x 2.91m | 10'4" x 9'6" |
| Bedroom 3 | 2.72m x 2.16m | 8'11" x 7'1" |

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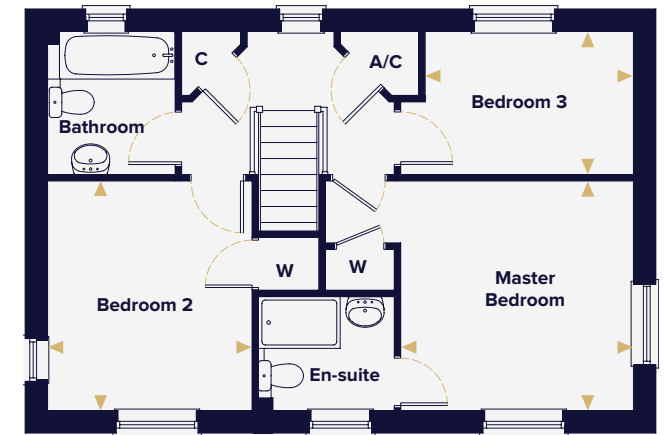
The Willow



The Willow

THREE BEDROOM HOUSE

Plots 22, 23(h), 38, 120(h), 231, 232, 233, 245(h)



| | | |
|---------------------|---------------|----------------|
| Kitchen/Dining Area | 5.57m x 2.95m | 18'4" x 9'8" |
| Utility | 2.20m x 1.95m | 7'3" x 6'5" |
| Living Room | 5.57m x 3.31m | 18'4" x 10'10" |
| Master Bedroom | 3.42m x 3.38m | 11'3" x 11'1" |
| Bedroom 2 | 3.38m x 3.01m | 11'1" x 9'10" |
| Bedroom 3 | 2.91m x 2.10m | 9'7" x 6'11" |

- (h) Handed
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The Aspen



The Aspen

THREE BEDROOM HOUSE

Plots 13(h), 14, 20(h), 21, 34(h), 35, 36(h), 37, 39(h), 43(h),
44, 63(h), 64, 65(h), 66, 71(h), 72, 107, 110(h), 111, 112(h),
113, 184(h), 191(h), 194(h), 198, 225, 228



| | | |
|---------------------|---------------|----------------|
| Kitchen/Dining Area | 5.40m x 2.82m | 17'9" x 9'3" |
| Living Room | 4.68m x 3.33m | 15'4" x 10'11" |
| Master Bedroom | 3.98m x 3.33m | 13'1" x 10'11" |
| Bedroom 2 | 4.04m x 3.11m | 13'3" x 10'3" |
| Bedroom 3 | 2.93m x 2.82m | 9'7" x 9'3" |

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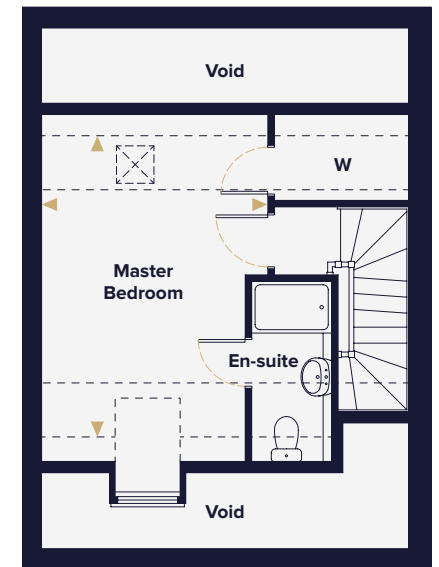
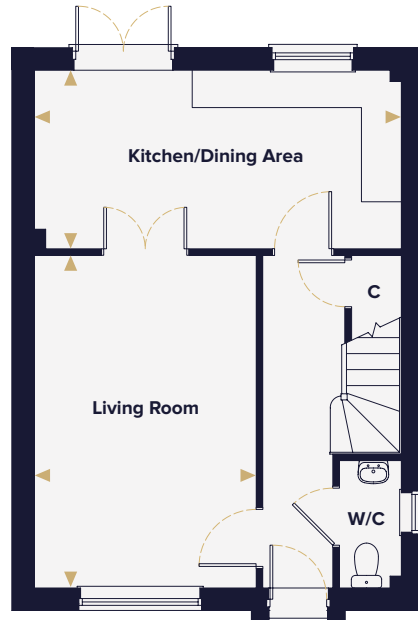
The Juniper



The Juniper

THREE BEDROOM HOUSE

Plots 181, 182, 183, 186(h), 187, 188(h), 196, 215(h), 216(h), 217(h), 274, 278, 279, 280



| | | |
|---------------------|---------------|-----------------|
| Kitchen/Dining Area | 5.40m x 2.62m | 17'9" x 8'7" |
| Living Room | 4.88m x 3.33m | 16'0" x 10'11" |
| Master Bedroom | 4.24m x 3.33m | 13'11" x 10'11" |
| Bedroom 2 | 4.71m x 2.29m | 15'6" x 10'10" |
| Bedroom 3 | 3.19m x 2.72m | 10'6" x 8'11" |

- Indicates reduced head height
- ⊠ Velux Window
- (h) Handed
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- W Wardrobe
- C Cupboard

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The Hawthorn



The Hawthorn

FOUR BEDROOM HOUSE

Plot 106



| | | |
|---------------------|---------------|----------------|
| Kitchen/Dining Area | 5.57m x 2.95m | 18'4" x 9'8" |
| Utility | 2.18m x 1.95m | 7'2" x 6'5" |
| Living Room | 5.57m x 3.31m | 18'4" x 10'10" |
| Master Bedroom | 3.42m x 3.38m | 11'3" x 11'1" |
| Bedroom 2 | 4.04m x 3.11m | 13'3" x 10'3" |
| Bedroom 3 | 3.38m x 3.01m | 11'1" x 9'10" |
| Bedroom 4/Study | 3.06m x 2.10m | 10'1" x 6'11" |

- Indicates reduced head height
- ☒ Velux Window
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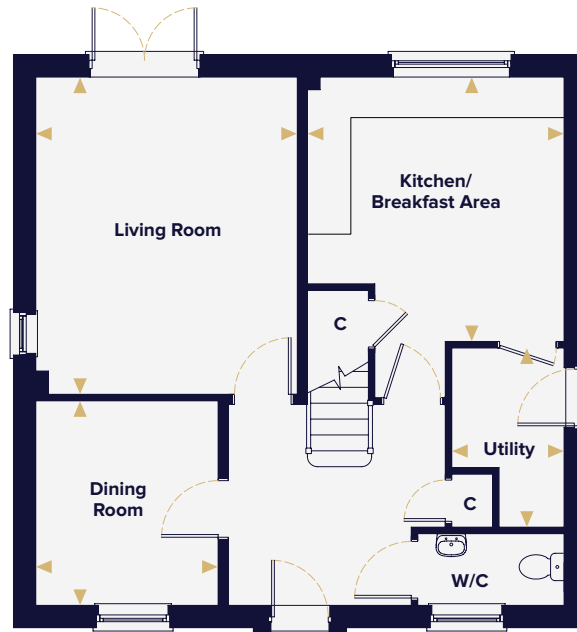
The Rowan



The Rowan

FOUR BEDROOM HOUSE

Plots 115, 121(h), 190(h)



| | | |
|------------------------|---------------|----------------|
| Kitchen/Breakfast Area | 3.92m x 3.80m | 12'10" x 12'6" |
| Utility | 2.65m x 1.67m | 8'9" x 5'6" |
| Living Room | 4.70m x 3.87m | 15'5" x 12'9" |
| Dining Room | 3.03m x 2.70m | 9'11" x 8'10" |
| Master Bedroom | 5.00m x 3.17m | 16'5" x 10'5" |
| Bedroom 2 | 3.30m x 2.74m | 10'9" x 9'0" |
| Bedroom 3 | 2.98m x 2.85m | 9'9" x 9'4" |
| Bedroom 4 | 3.04m x 2.47m | 10'0" x 8'1" |

- (h) Handed
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The Poplar



The Poplar

FOUR BEDROOM HOUSE

Plots 2, 17(h), 73(h), 214, 247(h)



| | | |
|-----------------------|---------------|----------------|
| Kitchen | 3.62m x 2.95m | 11'10" x 9'8" |
| Family/Breakfast Area | 3.45m x 3.45m | 11'4" x 11'4" |
| Living Room | 5.57m x 3.31m | 18'4" x 10'10" |
| Study | 2.95m x 1.86m | 9'8" x 6'1" |
| Master Bedroom | 3.31m x 3.29m | 10'11" x 10'9" |
| Bedroom 2 | 3.41m x 2.96m | 11'2" x 9'9" |
| Bedroom 3 | 3.51m x 3.45m | 11'6" x 11'4" |
| Bedroom 4 | 2.66m x 2.07m | 8'8" x 6'10" |

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The Whitebeam





The Whitebeam

FOUR BEDROOM HOUSE

Plots 18, 19(h), 114, 122(h), 123



| | | |
|----------------|---------------|----------------|
| Kitchen | 4.19m x 3.62m | 13'9" x 11'11" |
| Utility | 2.71m x 1.61m | 8'11" x 5'3" |
| Dining Room | 3.38m x 3.34m | 11'1" x 11'0" |
| Living Room | 5.40m x 3.64m | 17'9" x 11'11" |
| Master Bedroom | 3.68m x 3.13m | 12'1" x 10'3" |
| Bedroom 2 | 3.38m x 2.86m | 11'1" x 9'5" |
| Bedroom 3 | 3.12m x 2.96m | 10'3" x 9'9" |
| Bedroom 4 | 2.65m x 2.17m | 8'8" x 7'1" |

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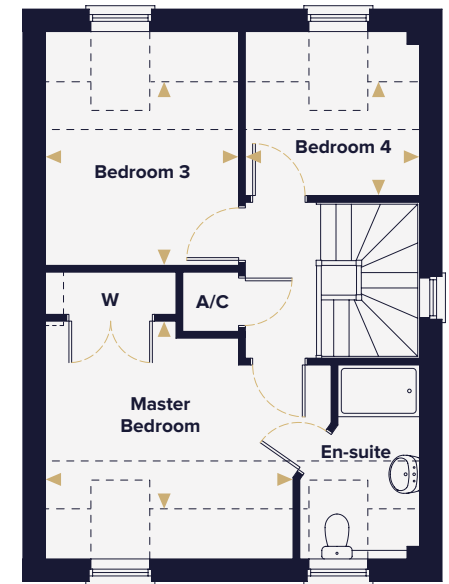
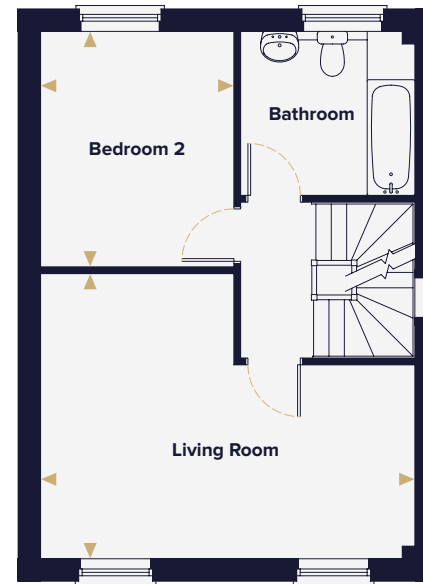
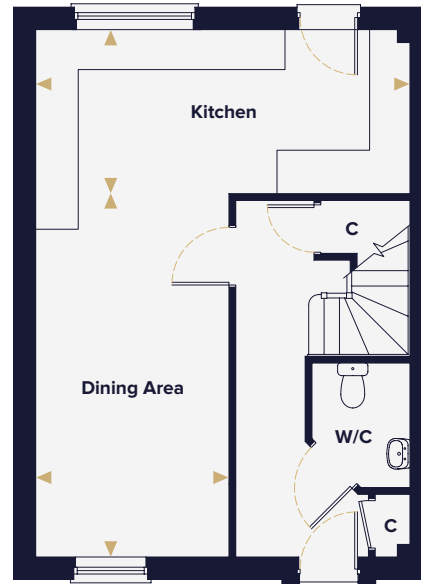
The Cherry



The Cherry

FOUR BEDROOM HOUSE

Plots 74, 75(h), 76, 77 & 78



| | | |
|----------------|---------------|---------------|
| Kitchen | 5.50m x 2.41m | 18'1" x 7'11" |
| Dining Area | 5.34m x 2.84m | 17'6" x 9'4" |
| Living Area | 5.50m x 4.19m | 18'1" x 13'9" |
| Master Bedroom | 3.64m x 2.76m | 11'11" x 9'1" |
| Bedroom 2 | 3.46m x 2.84m | 11'4" x 9'4" |
| Bedroom 3 | 2.84m x 2.71m | 9'4" x 8'11" |
| Bedroom 4 | 2.56m x 1.68m | 8'5" x 5'6" |

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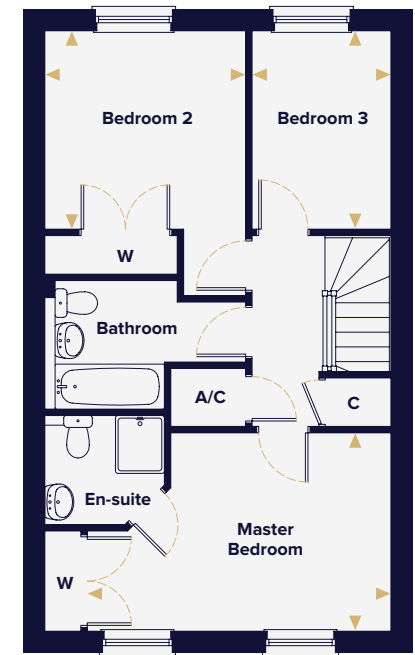
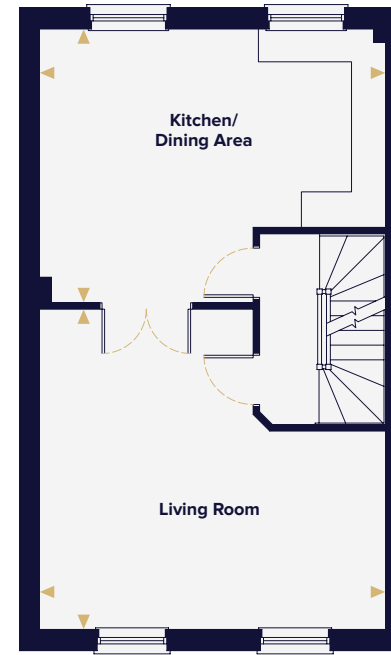
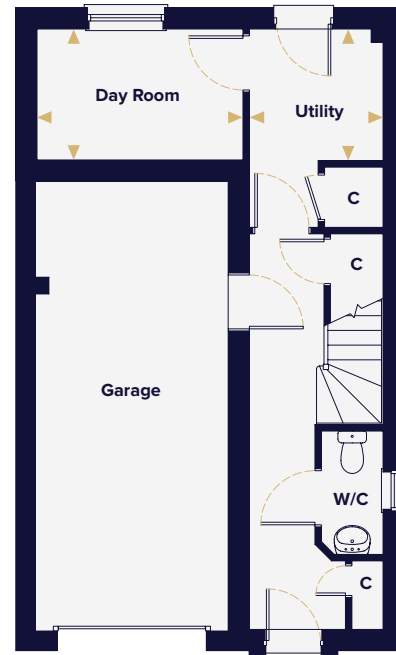
The Yew



The Yew

THREE BEDROOM HOUSE

Plots 210, 211(h), 212 & 213(h)



| | | |
|---------------------|---------------|---------------|
| Day Room | 3.21m x 2.04m | 10'6" x 6'8" |
| Utility | 2.08m x 2.05m | 6'10" x 6'9" |
| Kitchen/Dining Area | 5.39m x 4.26m | 17'8" x 14'0" |
| Living Room | 5.39m x 4.98m | 17'8" x 16'4" |
| Master Bedroom | 4.73m x 3.09m | 15'6" x 10'2" |
| Bedroom 2 | 3.13m x 3.09m | 10'3" x 10'2" |
| Bedroom 3 | 3.09m x 2.16m | 10'2" x 7'1" |

- (h) Handed
- ▶ Denotes where dimensions are taken from
- A/C Airing cupboard
- W Wardrobe
- C Cupboard

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HOPKINS
HOMES



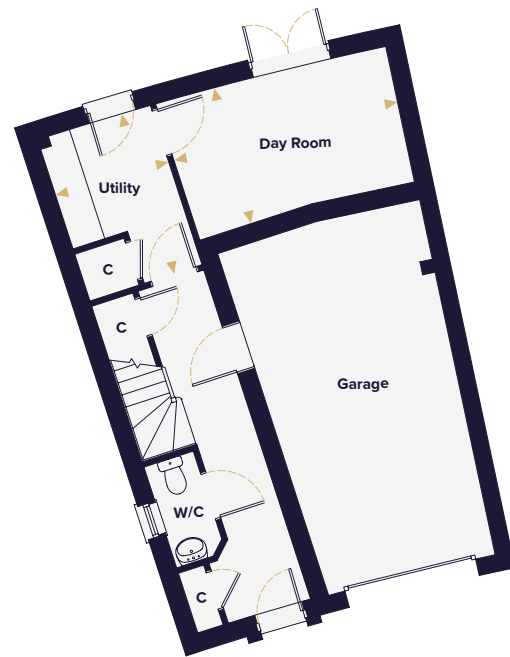
The Cedar



The Cedar

THREE BEDROOM HOUSE

Plot 312(h)



| | | |
|----------------|---------------|----------------|
| Day Room | 4.20m x 2.56m | 13'9" x 8'5" |
| Utility | 3.07m x 2.14m | 10'11" x 7'0" |
| Kitchen | 3.15m x 3.03m | 10'4" x 9'11" |
| Dining Area | 3.84m x 3.32m | 12'7" x 10'11" |
| Living Room | 5.71m x 5.45m | 18'9" x 17'11" |
| Master Bedroom | 5.00m x 3.11m | 16'5" x 10'3" |
| Bedroom 2 | 4.15m x 3.78m | 13'8" x 12'5" |
| Bedroom 3 | 3.13m x 2.48m | 10'3" x 8'2" |

- (h) Handed
- ▶ Denotes where dimensions are taken from
- A/C Airing cupboard
- W Wardrobe
- C Cupboard

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The Holly



The Holly

FOUR BEDROOM HOUSE

Plots 15, 16, 24(h), 25(h), 124, 189



| | | |
|---------------------|---------------|----------------|
| Kitchen/Dining Area | 5.69m x 4.31m | 18'8" x 14'2" |
| Living Room | 6.59m x 3.67m | 21'7" x 12'1" |
| Study | 3.11m x 2.18m | 10'3" x 7'2" |
| Master Bedroom | 3.90m x 3.72m | 12'10" x 12'3" |
| Bedroom 2 | 3.18m x 3.06m | 10'5" x 10'1" |
| Bedroom 3 | 3.31m x 3.06m | 10'10" x 10'1" |
| Bedroom 4 | 3.09m x 2.40m | 10'2" x 7'10" |

- (h) Handed
- ▶ Denotes where dimensions are taken from
- A/C Airing cupboard
- W Wardrobe
- C Cupboard

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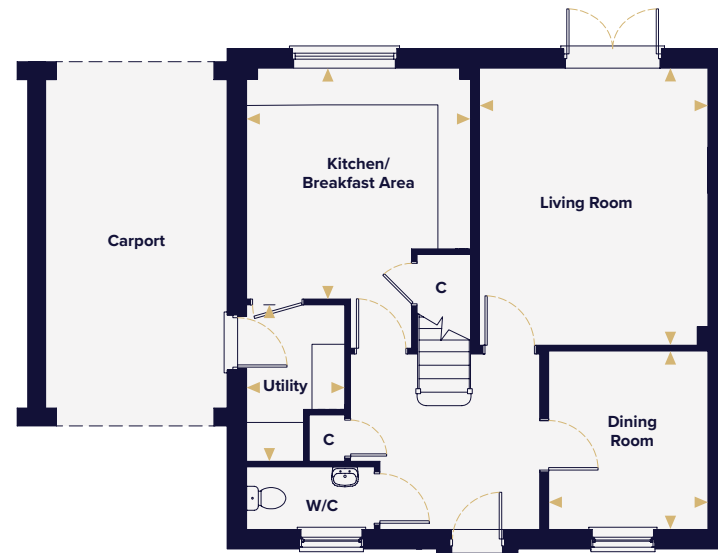
The Maple



The Maple

FOUR BEDROOM HOUSE

Plots 118, 119(h)



| | | |
|------------------------|---------------|----------------|
| Kitchen/Breakfast Area | 3.92m x 3.80m | 12'10" x 12'6" |
| Utility | 2.65m x 1.67m | 8'9" x 5'6" |
| Living Room | 4.70m x 3.87m | 15'5" x 12'9" |
| Dining Room | 3.03m x 2.70m | 9'11" x 8'10" |
| Master Bedroom | 5.00m x 3.17m | 16'5" x 10'5" |
| Bedroom 2 | 3.99m x 3.11m | 13'1" x 10'3" |
| Bedroom 3 | 3.02m x 2.73m | 9'11" x 9'0" |
| Bedroom 4 | 2.98m x 2.85m | 9'9" x 9'4" |

- Indicates reduced head height
- ⊠ Velux Window
- (h) Handed
- ▶ Denotes where dimensions are taken from
- A/C Airing cupboard
- W Wardrobe
- C Cupboard

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HOPKINS
HOMES



The Blackthorn



The Blackthorn

FOUR BEDROOM HOUSE

Plot 125



| | | |
|---------------------|---------------|----------------|
| Kitchen/Dining Area | 6.68m x 5.32m | 21'11" x 17'5" |
| Family Area | 3.53m x 3.08m | 11'7" x 10'1" |
| Utility | 2.43m x 2.11m | 8'0" x 6'11" |
| Living Room | 4.82m x 4.67m | 15'10" x 15'4" |
| Study | 3.36m x 2.94m | 11'0" x 9'8" |
| Master Bedroom | 4.67m x 3.98m | 15'4" x 13'1" |
| Bedroom 2 | 4.04m x 3.63m | 13'3" x 11'11" |
| Bedroom 3 | 3.76m x 3.61m | 12'4" x 11'10" |
| Bedroom 4 | 3.44m x 3.08m | 11'3" x 10'1" |

▶ Denotes where dimensions are taken from
A/C Airing cupboard
W Wardrobe
C Cupboard

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HOPKINS
HOMES



The Pine





The Pine

FIVE BEDROOM HOUSE

Plots 126 & 127



| | | |
|------------------------|---------------|-----------------|
| Kitchen/Breakfast Area | 6.36m x 4.00m | 20'11" x 13'11" |
| Utility | 4.90m x 1.78m | 16'1" x 5'10" |
| Dining Area | 4.27m x 2.99m | 14'0" x 9'10" |
| Living Room | 6.81m x 4.01m | 22'4" x 13'2" |
| Study | 3.21m x 3.00m | 10'6" x 9'10" |
| Master Bedroom | 3.94m x 3.56m | 12'11" x 11'8" |
| Bedroom 2 | 3.58m x 3.29m | 11'9" x 10'10" |
| Bedroom 3 | 4.01m x 2.72m | 13'2" x 8'11" |
| Bedroom 4 | 3.21m x 3.00m | 10'6" x 9'10" |
| Bedroom 5 | 2.84m x 2.28m | 9'4" x 7'6" |

▶ Denotes where dimensions are taken from

◻ Wood Burning Stove

A/C Airing cupboard

W Wardrobe

C Cupboard

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HOMES



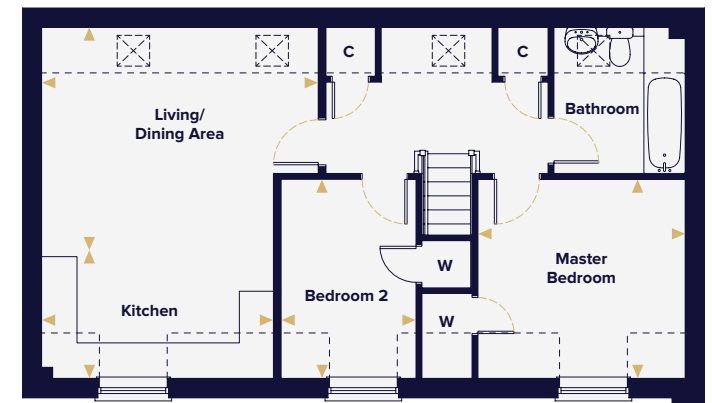
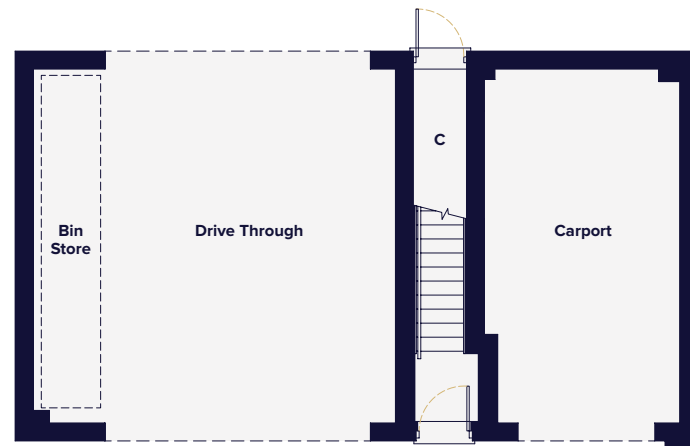
The Beech



The Beech

TWO BEDROOM COACH HOUSE

Plots 291



| | | |
|--------------------|---------------|----------------|
| Kitchen | 3.93m x 2.03m | 12'11" x 6'8" |
| Living/Dining Area | 4.69m x 3.93m | 15'5" x 12'11" |
| Master Bedroom | 3.51m x 3.38m | 11'6" x 11'1" |
| Bedroom 2 | 3.38m x 2.29m | 11'1" x 7'6" |

- Indicates reduced head height
- ☒ Velux Window
- ▶ Denotes where dimensions are taken from
- A/C Airing cupboard
- W Wardrobe
- C Cupboard

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HOPKINS
HOMES



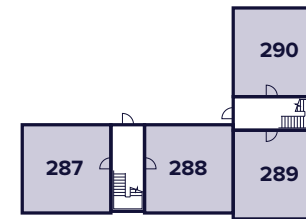
The Hazel



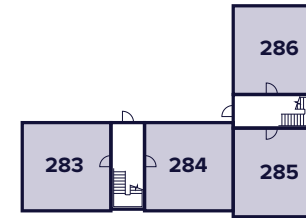
The Hazel

ONE BEDROOM APARTMENT

Plots 283, 284(h), 285, 286(h), 287, 288(h), 289 & 290(h)



First Floor



Ground Floor

| | | |
|--------------------|---------------|----------------|
| Kitchen | 3.29m x 2.70m | 10'10" x 8'10" |
| Living/Dining Area | 4.07m x 3.29m | 13'4" x 10'10" |
| Master Bedroom | 4.38m x 3.38m | 14'4" x 11'1" |

(h) Handed
 ▶ Denotes where dimensions are taken from
 A/C Airing cupboard

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HOPKINS
HOMES



The Chestnut

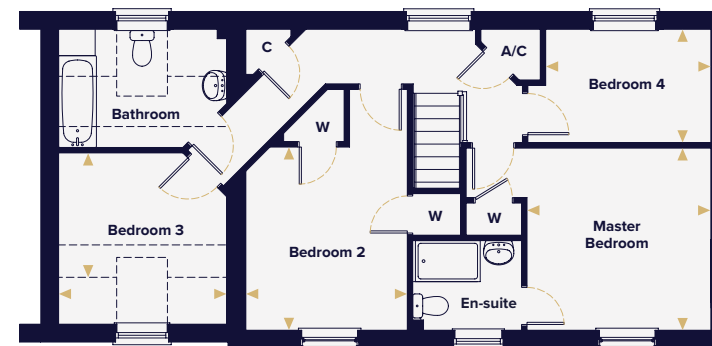
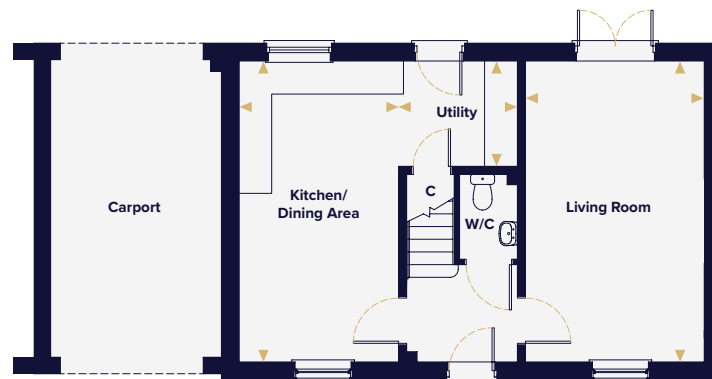




The Chestnut

FOUR BEDROOM HOUSE

Plots 116, 117(h), 208, 209(h), 222, 230(h)



| | | |
|---------------------|---------------|----------------|
| Kitchen/Dining Area | 5.57m x 2.95m | 18'4" x 9'8" |
| Utility | 2.20m x 1.95m | 7'3" x 6'5" |
| Living Room | 5.57m x 3.31m | 18'4" x 10'10" |
| Master Bedroom | 3.40m x 3.37m | 11'2" x 11'1" |
| Bedroom 2 | 3.39m x 2.99m | 11'2" x 9'10" |
| Bedroom 3 | 3.11m x 2.31m | 10'3" x 7'7" |
| Bedroom 4 | 3.06m x 2.10m | 10'0" x 6'11" |

- Indicates reduced head height
- (h) Handed
- ▶ Denotes where dimensions are taken from
- A/C Airing cupboard
- W Wardrobe
- C Cupboard

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HOPKINS
HOMES



The Hingham



The Hingham

FOUR BEDROOM HOUSE

Plots 26, 27(h), 40(h), 41, 42(h), 192(h), 195(h), 223(h), 224, 227, 229, 234, 235(h)



| | | |
|----------------|---------------|----------------|
| Kitchen | 3.92 x 3.84m | 12'10" x 12'7" |
| Dining Room | 3.99m x 3.06m | 13'1" x 10'1" |
| Utility | 1.88m x 1.67m | 6'2" x 5'6" |
| Living Room | 4.67m x 3.87m | 15'3" x 12'9" |
| Master Bedroom | 3.90m x 3.17m | 12'10" x 10'5" |
| Bedroom 2 | 3.86m x 3.11m | 12'8" x 10'3" |
| Bedroom 3 | 3.13m x 3.02m | 10'3" x 9'11" |
| Bedroom 4 | 3.15m x 2.91m | 10'4" x 9'7" |

- Indicates reduced head height
- ⊠ Velux Window
- (h) Handed
- ▶ Denotes where dimensions are taken from
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- W Wardrobe
- C Cupboard

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HOPKINS
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The Sycamore



The Sycamore

FOUR BEDROOM HOUSE

Plots 185, 197(h)



| | | |
|---------------------|---------------|-----------------|
| Kitchen/Dining Area | 5.39m x 2.64m | 17'9" x 8'8" |
| Living Room | 4.87m x 2.36m | 16'0" x 10'9" |
| Bedroom 1 | 4.24m x 3.31m | 13'11" x 10'10" |
| Bedroom 2 | 3.98m x 3.33m | 13'1" x 10'11" |
| Bedroom 3 | 4.30m x 3.11m | 14'1" x 10'3" |
| Bedroom 4 | 2.93m x 2.82m | 9'7" x 9'3" |

- Indicates reduced head height
- ⊠ Velux Window
- (h) Handed
- ▶ Denotes where dimensions are taken from
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- W Wardrobe
- C Cupboard

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KINGSFLEET

Thetford • Norfolk



Area Map



Local Map

Maps not to scale

Travel times and distances

By road to:

| | |
|------------------------|------------|
| Thetford Train Station | 1.7 miles |
| Thetford | 1.9 miles |
| Bury St Edmunds | 14.8 miles |
| Diss | 15.6 miles |
| Newmarket | 22.7 miles |
| Norwich | 29.0 miles |
| Cambridge | 36.9 miles |

By rail to:

(from Thetford train station)

| | |
|-----------------|--------------|
| Norwich | 33 mins |
| Cambridge | 46 mins |
| Diss | 1 hr 7 mins |
| Ipswich | 1 hr 28 mins |
| Bury St Edmunds | 1 hr 34 mins |

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

Postcode for Sat Nav use: IP24 2RF

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



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