



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



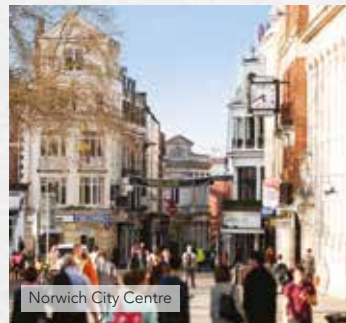
Thetford



Norwich



River Cam, Cambridge



Norwich City Centre

## 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.

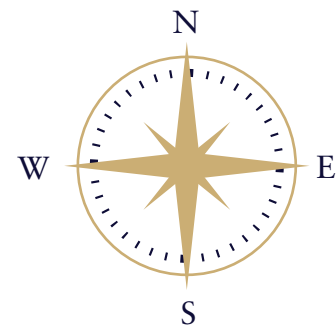
The A11 also offers great connections to the rest of the country. The A14 is just 22 minutes away and links up with the A1M which carves a continuous line far north, while connections with the M11 offer journey times to London of under two hours.





# 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

## 2 Bedroom Homes

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

## 3 Bedroom Homes

**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 Elder**  
Plots 1, 6, 9(h), 33(h), 45(h), 47, 48(h), 67, 70(h), 83, 84(h), 193, 200, 204(h), 226(h) & 244

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

**The Aspen**  
Plots 34(h), 35, 36(h), 37, 39(h), 43(h), 44, 63(h), 64, 65(h), 66, 110(h), 184(h), 191(h), 194(h), 198, 225 & 228

**The Fynn**  
Plots 13(h), 14, 20(h), 21, 71(h) & 72

**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 Rowan**  
Plots 115, 121(h) & 190(h)

**The Poplar**  
Plots 2, 17(h), 73(h), 214 & 247

**The Sycamore**  
Plots 185 & 197(h)

**The Whitebeam**  
Plots 18, 19(h), 114, 122(h) & 123

**The Cherry**  
Plots 74 & 75(h)

**The Holly**  
Plots 15, 16, 24(h), 25(h), 124 & 189

**The Maple**  
Plots 118 & 119(h)

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

**The Blackthorn**  
Plot 125



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.





# Specification

## Kitchens

- Choice of kitchen cupboards and worktops\*
- Undercounter or eye level Bosch oven, gas or induction hob and cooker hood fitted as standard
- Plumbing for washing machine and dishwasher where possible
- 1.5 white semi-integrated bowl sink to kitchen

## Plumbing

- Single or dual zone central heating via air source heat pump or gas central heating
- Underfloor heating to the ground floor for homes with air source heat pumps
- White sanitaryware throughout with chrome-effect mixer taps, 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, half height tiling to bath and splashback to basin
- Cloakroom - splashback to hand basin and tiled window sill where applicable\*

## Electrical

- White downlights to kitchen or kitchen/dining area when open plan, bathroom, en-suite and WC
- Outside lighting to front and rear on certain plots
- Media plate to living room
- TV point to master bedroom
- Data point to study or smallest bedroom where no study

## Exterior

- UPVC double-glazed windows
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled
- Timber fencing and garden gate to certain homes
- Patio to all gardens in natural finish
- Lighting and double power socket to certain garages

## 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

\* 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.





HOPKINS  
HOMES



The Oak

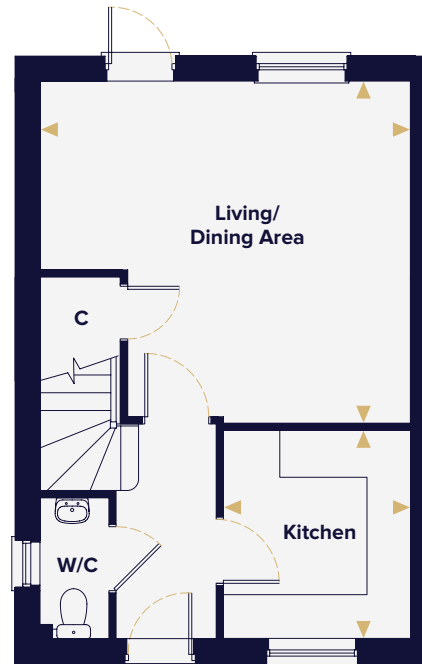




# The Oak

## 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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Birch

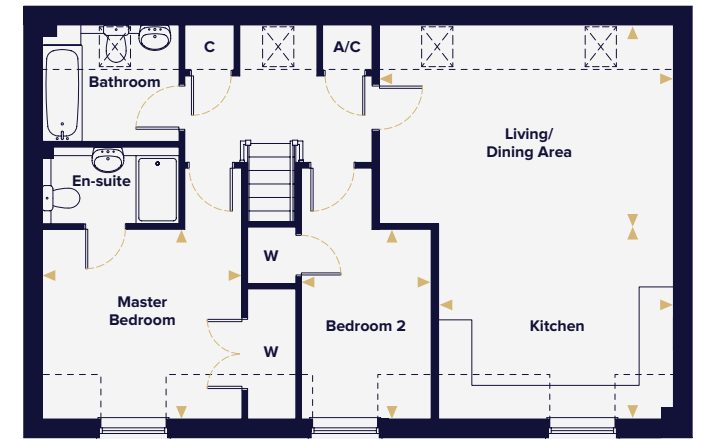
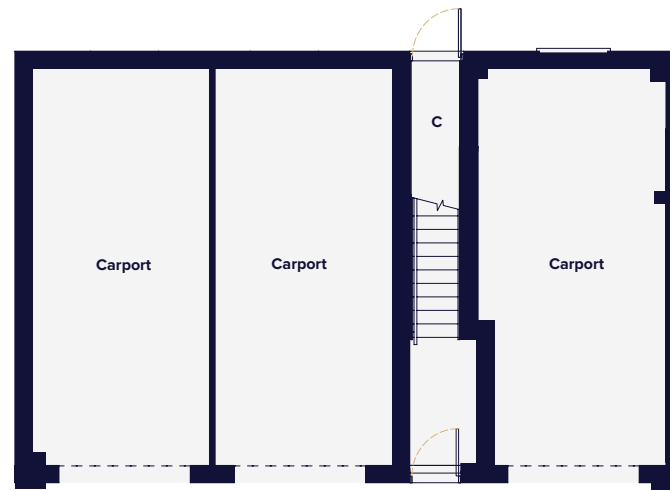




# The Birch

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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



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"

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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



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"

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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Willow

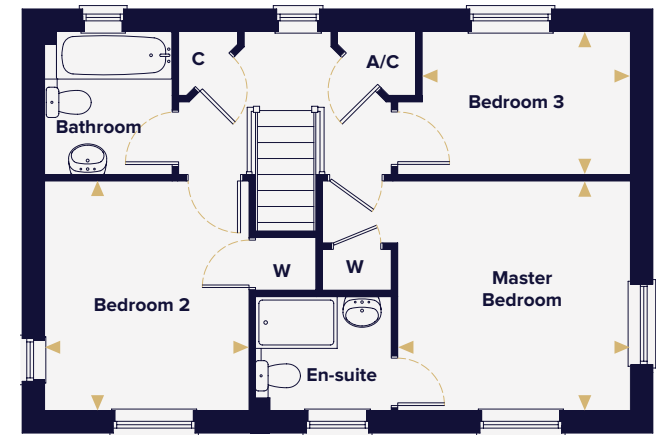




# The Willow

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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Juniper

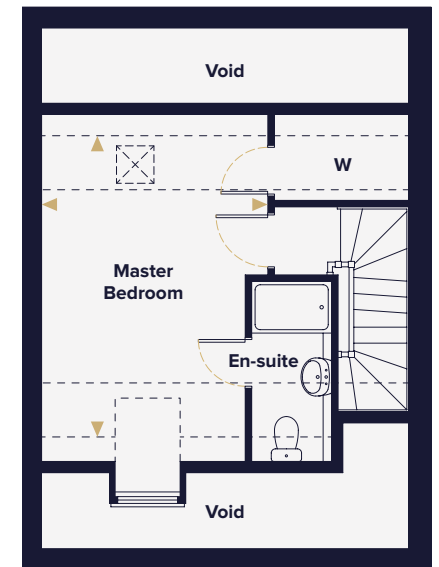
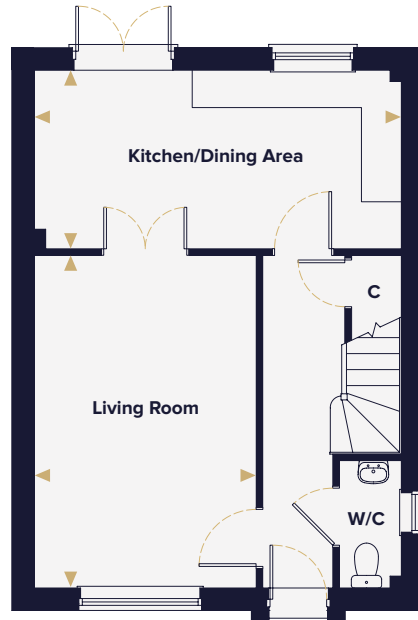




# The Juniper

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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Chestnut



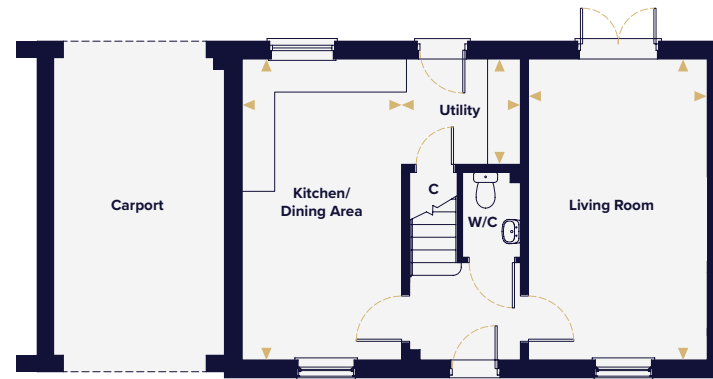




# The Chestnut

## 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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



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"

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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Rowan

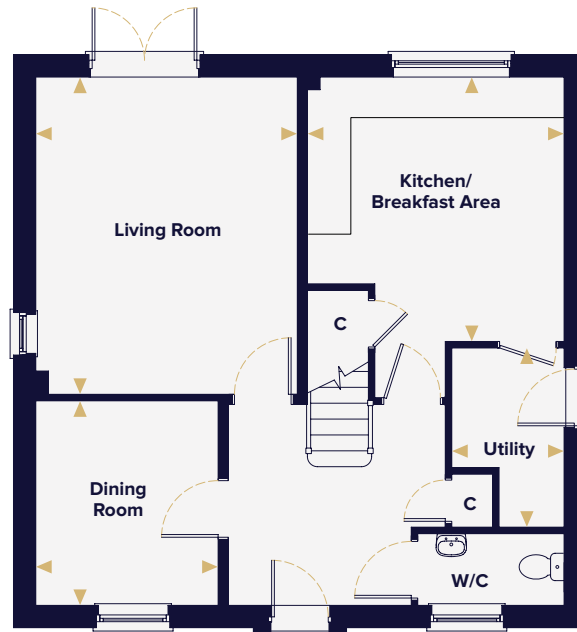




# The Rowan

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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



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
- A/C Airing cupboard
- W Wardrobe
- C Cupboard

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



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"

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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Cherry

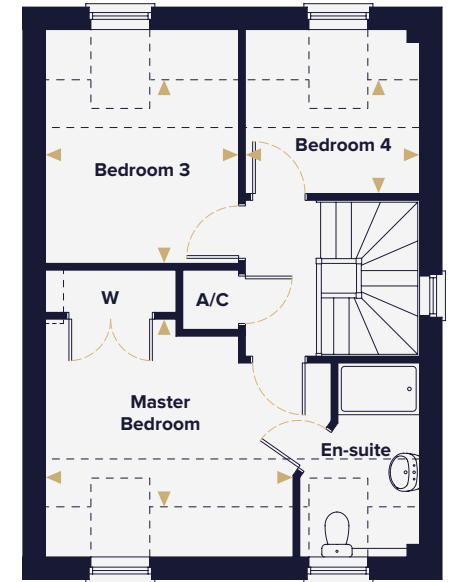
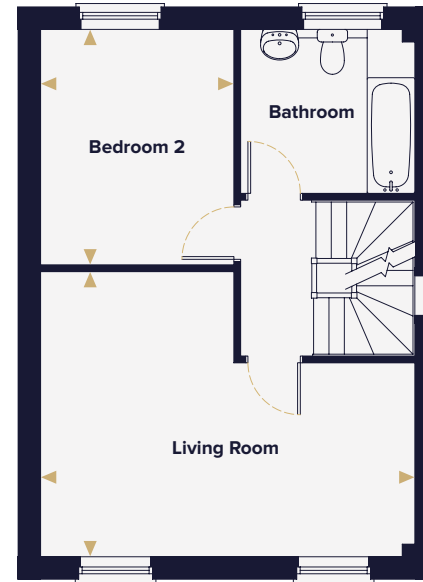
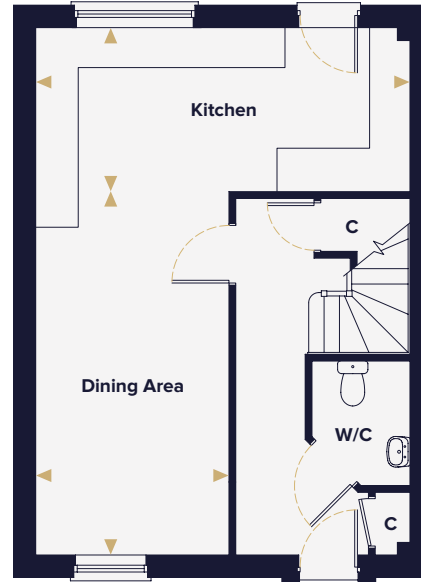




# The Cherry

## 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"

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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Yew

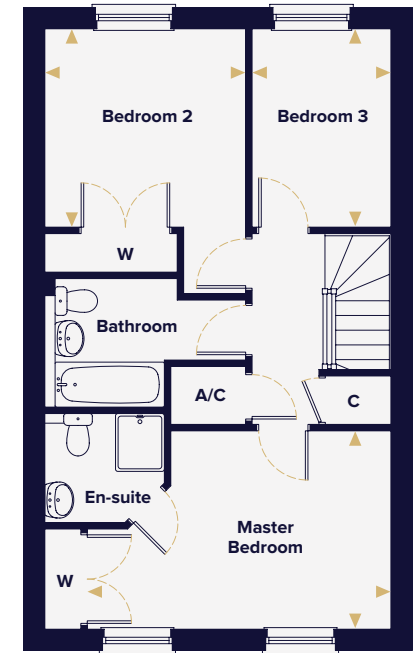
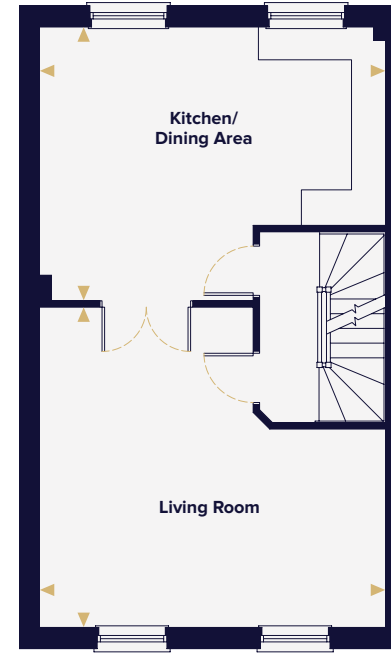
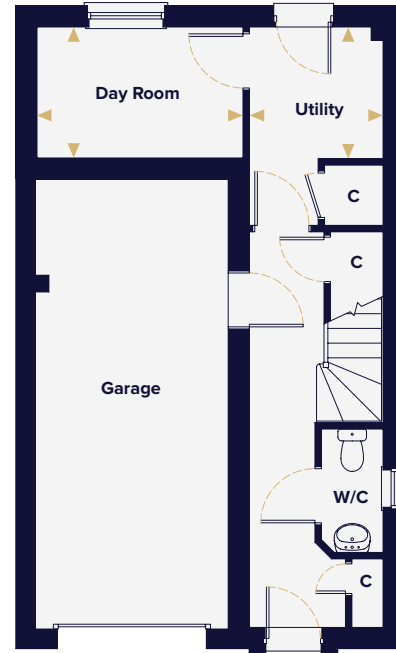




# The Yew

## 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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Cedar

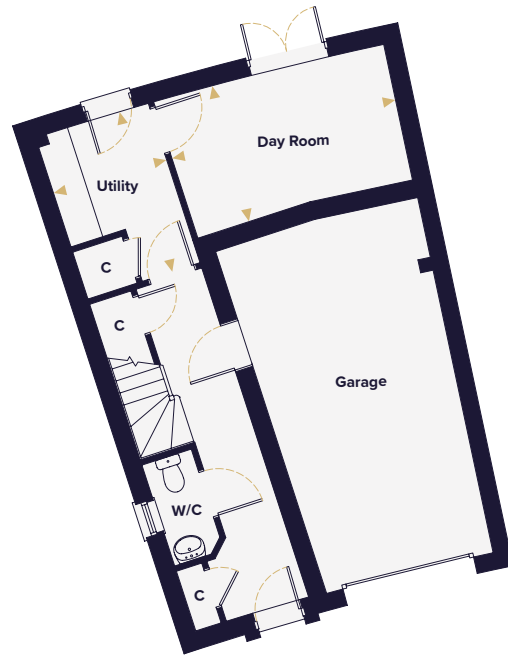




# The Cedar

## 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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





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
- A/C Airing cupboard
- W Wardrobe
- C Cupboard

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





# 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](http://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 properties 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. Computer generated images of property types at Kingsfleet may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins Homes and Hopkins & Moore developments. Other photographs are of the local area or are indicative lifestyle images. 04/19 194747 Designed and produced by thinkBDW 01206 546965.