



HOPKINS
HOMES

The Elms.

WOOLPIT, SUFFOLK

Historic Suffolk village location surrounded by countryside



Country living with easy access to town life.

Welcome to The Elms.

This collection of energy efficient two to five-bedroom homes combine contemporary comforts with traditional styling, craftsmanship and attention to detail.

Set in stunning mid-Suffolk, the beautiful village of Woolpit is within walking distance. This thriving community is home to fantastic amenities including eateries, a grocery store and school. Surrounded by beautiful scenery and countryside walks, it also benefits from excellent transport connections.

Key features.



Energy efficient homes all with air source heat pumps



Excellent transport connections



Countryside walks on your doorstep



Award-winning traditional architecture



The Hopkins Story.

We dedicate ourselves to craft, care and social responsibility. Building timeless homes and thriving communities that protect and respect the environment, for this generation and the next.



“When we started looking for our dream home we knew we wanted a new build property that was located in the heart of Suffolk’s countryside but still offered all the facilities and amenities we needed on a day-to-day basis. Thankfully, we have got all that and more with our Hopkins Home and it really stood head and shoulders above anything else we looked at.”

Ben and Charlotte Cobbold – Mill Grove, Stowmarket

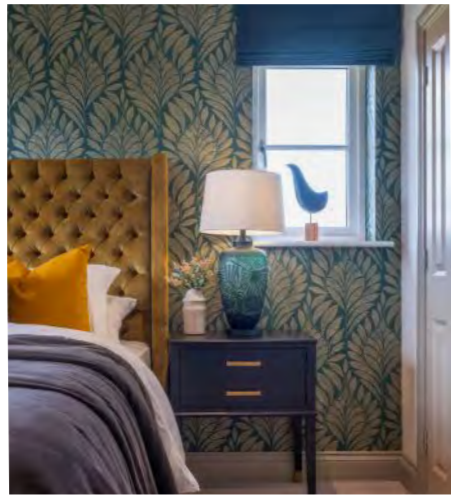
“As a younger person, the area gives me the space I want but also has plenty of amenities nearby for me to take advantage of. Buying your first home is daunting enough luckily for me, Hopkins Homes was with me every step of the way.”

Ella Dowling – Woodland Rise, Barrow

“We love our new home. The house itself is beautifully designed and finished. All those working on the development are friendly and helpful and nothing has been too much trouble, from supporting us during the purchase through to answering queries in our first few weeks of ownership.”

Sarah Brown – Birch Gate, Wymondham

The Hopkins Legacy.



Proud of our contribution.

We are proud to establish new, high quality communities, as well as contributing positively to the local environment so that our developments feel part of the existing environment, via tree planting and the creation of open spaces.



70

AWARDS AND COUNTING

16

WHATHOUSE? AWARDS

450

NEW TREES

33

NHBC AWARDS

3

YEARS IN THE LSE 1000 COMPANIES TO INSPIRE BRITAIN

10+

ACRES OF ON-SITE OPEN SPACE

Feel a true sense of belonging in the heart of Suffolk.

BE PART OF A COMMUNITY, CLOSE TO NATURE AND CONNECTED TO THE MODERN WORLD

The Elms is a place where time-honoured community values thrive, green spaces are close at hand and you can easily take a trip into town for shopping, eating out and entertainment.

Woolpit's picturesque village centre has plenty of old-world Suffolk charm, with ancient half-timbered cottages and elegant Georgian houses clustered around a central triangle, neatly landscaped with established trees and shrubs.

Village amenities include a fish and chip shop, an artisan bakery, a food store for everyday essentials, a health centre and two community venues; the village hall and the Institute, both of which host regular events, clubs and societies. There's also Tea Cups Tea Room; a social hub and the perfect place to catch up with friends over a drink and a light bite. Just off the main square is the welcoming Bull Inn, which serves a range of appetising dishes, including specials using fresh, locally-sourced meat and produce.

With acres of open countryside on your doorstep, enjoy a breath of fresh air with a morning jog or an evening stroll with the dog. There are also a number of scenic trails to follow for longer expeditions, whether it's on foot, two wheels or horseback.



Take a family bike ride in Thetford Forest



Take in the stunning views at Ipswich Marina



Enjoy afternoon tea at Suffolk Food Hall

Close by.

Woolpit's central Suffolk location makes it an ideal base for exploring the county and discovering its many attractions, from shopping destinations to renowned country and coastal beauty spots.

Bury St Edmunds is less than a 15 minute drive away. This vibrant market town is full of charm and has many fine historic buildings, including the magnificent cathedral and the Theatre Royal, one of the most perfectly preserved examples of a Regency playhouse in the UK. Modern attractions include the state-of-the-art Arc shopping centre, a great selection of cafes, pubs, bars and restaurants, as well as multiplex and independent cinemas.

The county town of Ipswich is also reachable in under 30 minutes and offers a wide range of places to shop, eat out or enjoy some lively nightlife. The fashionable, riviera-style waterfront is lined with cafes and restaurants where you can enjoy pizza and pasta, international cuisine or coffee and cake, along with stunning views of the marina.

It's easy to make sports and leisure part of your lifestyle, whether it's a swim, a work out, a round of golf or a game of tennis. Stowmarket and Bury St Edmunds both have leisure centres and there are several other health and fitness venues in the area, including Bannatyne Health Club & Spa.

Fancy a day at the seaside or a walk in scenic woodland? Suffolk's Heritage Coast is easily accessible, from the popular resorts of Aldeburgh and Southwold for a family day out, to peaceful hideaways such as Shingle Street and Orford. Inland is Thetford Forest, which comprises over 18,700 hectares of soaring pines and fertile heathland. It's a great place for a summer picnic or taking the kids on a nature trail.

Stowmarket Station is approximately 12 minutes away by car, with regular direct services to London Liverpool Street. The nearby A14 takes you east to the A12 and Felixstowe, and west to Cambridge, the A1 and the M6.



Bury St Edmunds has a great selection of shops and cafes



Take a stroll on the beach in Southwold

Local schools.

Woolpit Primary School is a less than a mile from The Elms and was rated 'Good' by Ofsted in 2022. There's also on-site provision for a new primary school to be added to the community in the future.

Thurston Community College is a well-respected local secondary school for Years 7-11 and also has a sixth-form campus in nearby Beyton. Local independent schools include Finborough School, Old Buckenham Hall and Culford. The University of Suffolk in Ipswich offers a wide range of undergraduate and postgraduate courses. There's also a good selection of nurseries, pre-schools and play groups in the area.

Amenities.

Primary school	Village hall & Institute
Nearby pubs/restaurants	Nearby open spaces
Health centre	Easy access to railway station & A14
Village shops	Suffolk Heritage Coast
Convenience store	Thetford Forest



8. Enjoy a Sunday lunch at the Bull Inn Pub





This is our life's work.

Building homes is our vocation, not our job.

From our most experienced colleagues to our new starters, a desire to build a great product is one we all share and are driven by.

Our designers, architects and craftspeople are dedicated to building warm, welcoming and modern homes for the future by using the tried-and-tested housebuilding traditions of the past.

Our experience and attention to detail mean we build homes our families would be proud to live in. We take pride as a team in what we do, the legacies we create and the positive contribution we make to the communities in which we live in.

Homes that will last for generations.



PHASE 1

The Elms.

WOOLPIT, SUFFOLK

The Elms Apartments

- THE BUCKTHORN**
Plots 54, 55(h), 57, 58(h), 59, 60(h), 62 & 63(h)
- THE FINBOROUGH**
Plots 56, 61 & 64

2 Bedroom Homes

- THE NESS**
Plots 14, 15(h), 17(h), 269 & 270(h)
- THE KIPTON**
Plot 16
- THE ALDE**
Plots 8(h), 49(h) & 77

3 Bedroom Homes

- THE BROOK**
Plots 9(h), 10, 47(h) & 48
- THE LISTON**
Plots 18, 19(h), 27, 28(h), 51, 52, 53, 75, 76(h), 84 & 85(h)
- THE FELSHAM**
Plots 1, 2, 3(h) & 5(h)
- THE NORTON**
Plot 4
- THE SUTTON**
Plots 20, 71, 72(h), 73, 74(h) & 78
- THE BLYTH**
Plots 6, 29, 69 & 82
- THE LYNFORD**
Plots 7(h), 30, 50(h) & 70(h)
- THE EATON**
Plots 23(h), 24, 25(h), 26, 86(h), 87, 88(h) & 89

4 Bedroom Homes

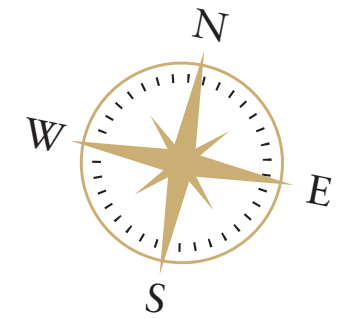
- THE BIXLEY**
Plots 21 & 79
- THE ROXHAM**
Plot 11(h)
- THE HINTON**
Plot 13
- THE ASHTON**
Plots 12, 80, 81 & 272
- THE ALSTON**
Plots 65, 66(h), 67 & 68(h)
- THE CHILTERN**
Plots 22, 83, 90(h) & 271(h)

Key

- AFFORDABLE HOUSING
- SHARED OWNERSHIP
- V** VISITOR PARKING
- B/S** BIN STORE
- C/S** CYCLE STORE
- (h)** HANDED PLOT



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, configuration 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. This is indicative and liable to change.





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HOMES

Specification.

Kitchens

- Choice of kitchen cupboards and worktops*
- Undercounter or eye level Bosch oven, hob and cooker hood fitted
- Choice of Porcelanosa wall and floor tiles from our selected range**
- Integrated 50/50 Fridge Freezer to certain homes

Plumbing

- Single or dual zone central heating
- White sanitaryware throughout with chrome-effect mixer taps
- Plumbing for washing machine and dishwasher where possible
- Outside tap to certain homes
- Central heating via air source heat pumps
- Underfloor heating to ground floor of bungalows and houses and thermostatically controlled radiators
- Gloss white dual fuel towel rails to bathrooms and en-suites of bungalows and houses

Wall tiling

- Kitchen - between worktop and wall cupboards*
- Bathroom - full height around bath and half height to wet walls
- En-suite - full height to shower cubicle and half height to wet walls
- En-suite with bath - full height to shower cubicle and half height to wet walls and bath
- Cloakroom - splashback to hand basin†
- Tiled window sill to bathroom, en-suite and cloakroom where applicable

Other items

- Coving to certain areas
- Loft light where applicable
- Feature fireplace included to certain homes
- Multi-point locks to external doors
- All internal walls painted matt pure white

Electrical

- Superfast FTTP broadband
- Mains wired smoke detector to all homes
- Mains wired carbon monoxide detectors to homes with fireplaces
- Media plate to living room
- TV point to master bedroom
- Data points to study and master bedroom
- White downlights to kitchen, utility, cloakroom, bathroom and en-suite
- Pendant lights to all remaining areas
- Electric radiators to all apartments

Joinery

- Moulded skirting and architraves painted white
- Timber staircase to certain homes, painted white
- Four-panel internal doors with chrome-effect handles
- Fitted wardrobes to certain bedrooms

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
- Lighting and double power socket to certain garages
- External light to front door where applicable
- Electric vehicle charging infrastructure to certain homes^

*All choices are subject to stage of construction.

**Subject to stage of construction. Wall tile upgrade not applicable when upgrading work surfaces with upstand.

†Cloakroom splashback tile from matching range to either bathroom or en-suite.

^To selected homes only. 13 AMP 3 pin socket provided and suitable for trickle charging and future upgrades. Please speak to a sales consultant for full details.

This specification is only meant as a guide, some items may vary from home to home. Please check with Sales Consultant for home-specific information. Photography depicts previous Hopkins Homes developments.



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The Elms Apartments

TWO BEDROOM APARTMENTS



The Buckthorn

TWO BEDROOM APARTMENT

Plots 54, 55(h), 57, 58(h), 59, 60(h), 62 & 63(h)

60.76m² | 654ft²

The Finborough

TWO BEDROOM APARTMENT

Plots 56, 61 & 64

68.76m² | 740ft²



Living/ Dining Room	3.98m x 3.62m 13'0" x 11'8"
Kitchen	3.62m x 2.31m 11'8" x 7'7"
Master Bedroom	3.32m x 2.92m 10'10" x 9'5"
Bedroom 2	3.16m x 2.46m 10'3" x 8'1"



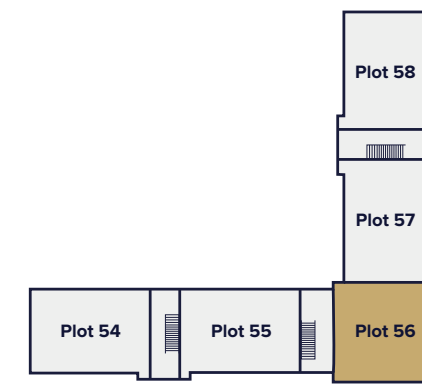
Ground floor



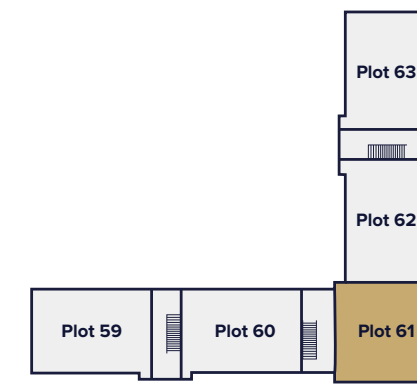
First floor



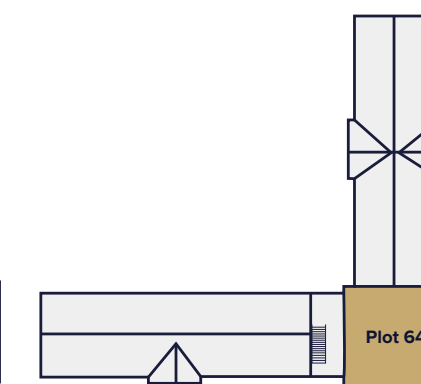
Living/ Dining Room	4.42m x 3.72m 14'5" x 12'2"
Kitchen	2.80m x 2.40m 9'1" x 7'8"
Master Bedroom	3.35m x 3.05m 10'9" x 10'0"
Bedroom 2	3.00m x 2.75m 9'8" x 9'0"



Ground floor



First floor



Second floor

W Wardrobe AC Airing cupboard ► Denotes where dimensions are taken from (h) Plot is handed

W Wardrobe C Cupboard ► Denotes where dimensions are taken from (h) Plot is handed AC Airing cupboard



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The Alde

TWO BEDROOM HOUSE

82.29m² | 885ft²



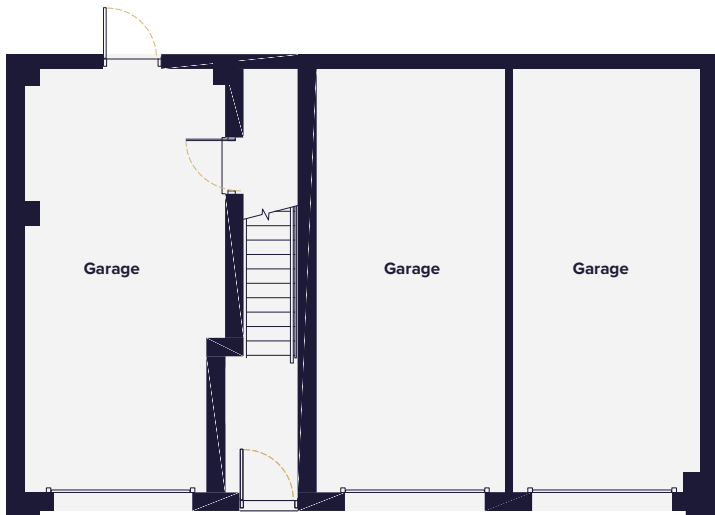
The Alde

TWO BEDROOM HOUSE

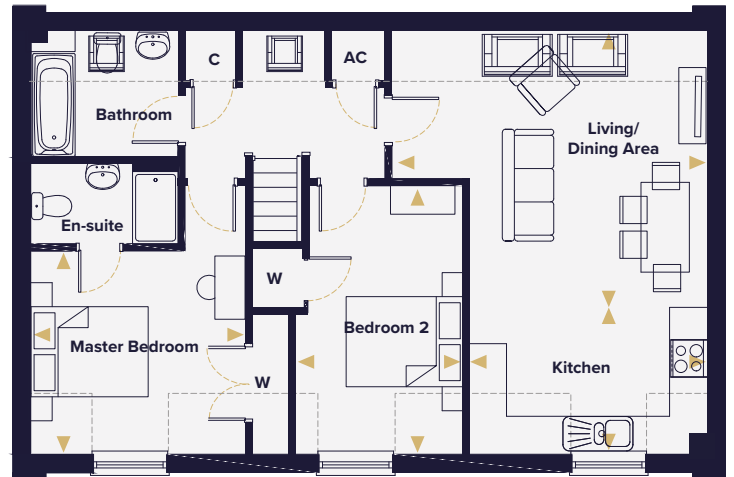
Plots 8(h), 49(h), 77, 204, 210(h) & 273



Ground Floor



First Floor



Living/
Dining Area 5.18m x 4.55m
17'0" x 14'11"

Kitchen 3.89m x 2.40m
12'9" x 7'10"

Master
Bedroom 3.51m x 3.34m
11'6" x 10'11"

Bedroom 2 4.42m x 2.75m
14'6" x 9'1"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- ☒ Rooflight
- AC Airing cupboard
- (h) Plot is handed

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.

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The Ness

TWO BEDROOM HOUSE

70.22m² | 754ft²



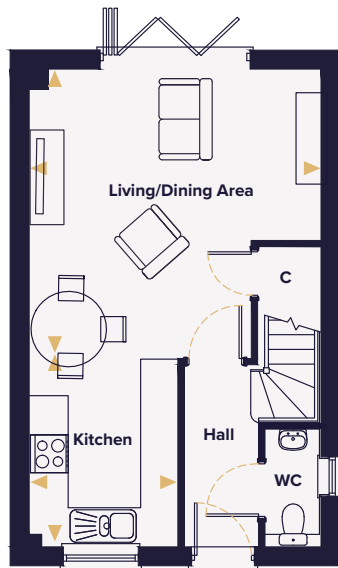
The Ness

TWO BEDROOM HOUSE

Plots 14, 15(h), 17(h), 205, 206, 207, 229(h), 230, 269, 270(h), 293 & 294(h)



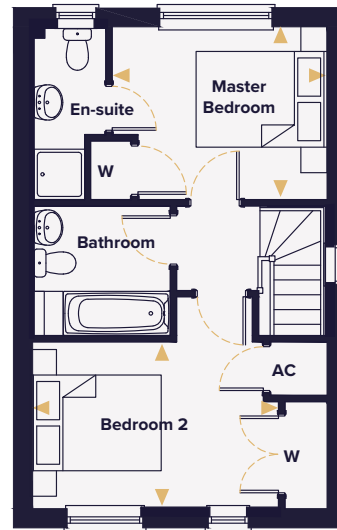
Ground Floor



Living/
Dining Area 4.62m x 4.60m
15'2" x 15'1"

Kitchen 2.99m x 2.36m
9'10" x 7'9"

First Floor



Master
Bedroom 3.38m x 2.71m
11'1" x 8'11"

Bedroom 2 3.87m x 2.62m
12'9" x 8'7"

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The Kipton

TWO BEDROOM HOUSE

73.76m² | 794ft²



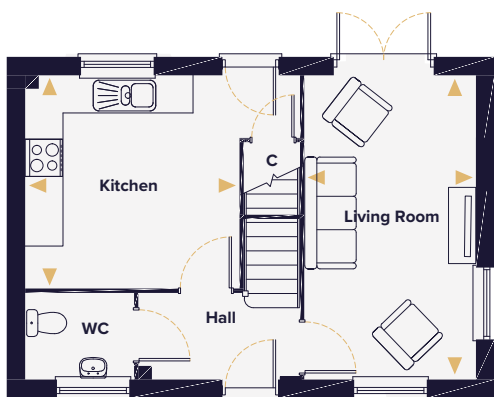
The Kipton

TWO BEDROOM HOUSE

Plot 16



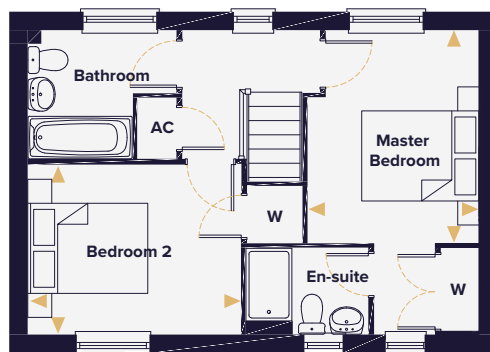
Ground Floor



Living/Dining Room 4.98m x 2.80m
16'3" x 9'1"

Kitchen 3.49m x 3.50m
11'4" x 11'4"

First Floor



Master Bedroom 3.48m x 2.80m
11'4" x 9'1"

Bedroom 2 3.50m x 2.78m
11'4" x 9'1"

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- AC Airing cupboard



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The Brook

THREE BEDROOM HOUSE

81.98m² | 882ft²



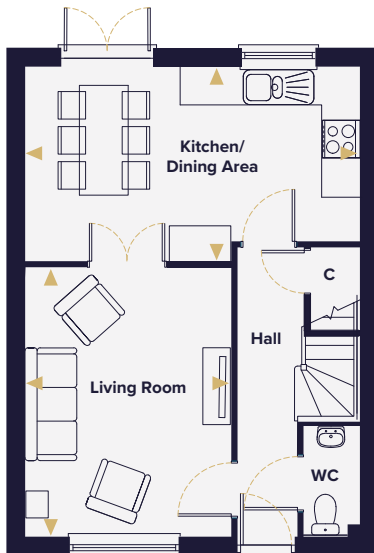
The Brook

THREE BEDROOM HOUSE

Plots 9(h), 10, 47(h), 48, 264(h), 265, 266, 267 & 268



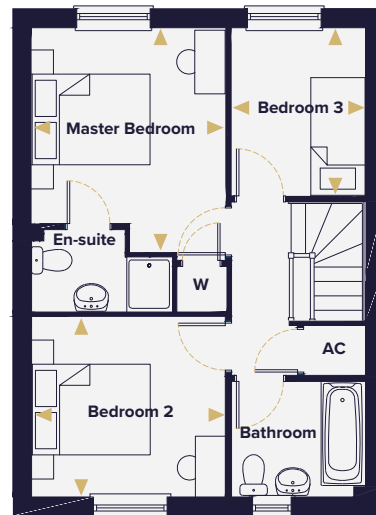
Ground Floor



Living Room 4.37m x 3.33m
14'4" x 10'11"

Kitchen/
Dining Area 5.39m x 3.11m
17'8" x 10'3"

First Floor



Master Bedroom 3.62m x 3.14m
11'11" x 10'4"

Bedroom 2 3.14m x 2.90m
10'4" x 9'6"

Bedroom 3 2.72m x 2.16m
8'11" x 7'1"

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- (h) Plot is handed



HOPKINS
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The Liston

THREE BEDROOM HOUSE

92.85m² | 999ft²



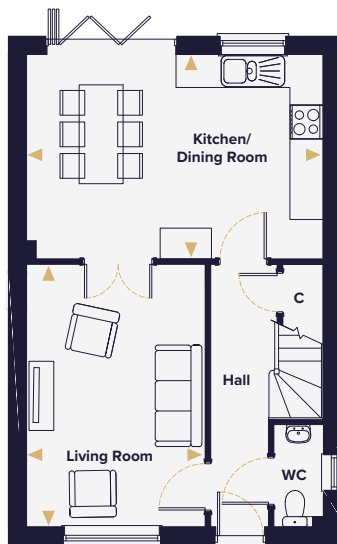
The Liston

THREE BEDROOM HOUSE

Plots 18, 19(h), 27, 28(h), 51, 52, 53, 75, 76(h), 84 & 85(h)



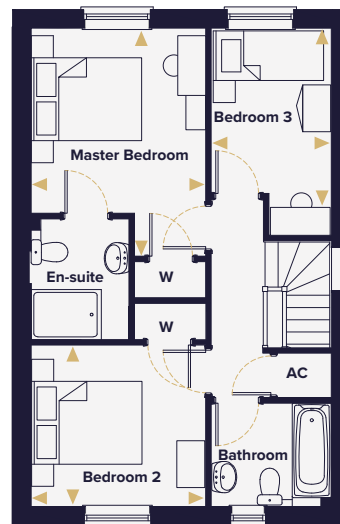
Ground Floor



Living Room 4.78m x 3.25m
15'8" x 10'8"

Kitchen/
Dining Room 5.39m x 3.72m
17'6" x 12'2"

First Floor



Master Bedroom 4.09m x 3.13m
13'5" x 10'3"

Bedroom 2 3.13m x 2.90m
10'3" x 9'6"

Bedroom 3 3.72m x 2.15m
12'2" x 7'1"

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HOPKINS
HOMES

The Sutton

THREE BEDROOM HOUSE

94.92m² | 1,021ft²



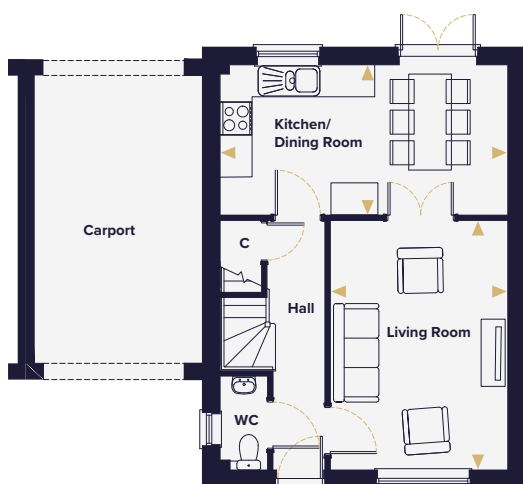
The Sutton

THREE BEDROOM HOUSE

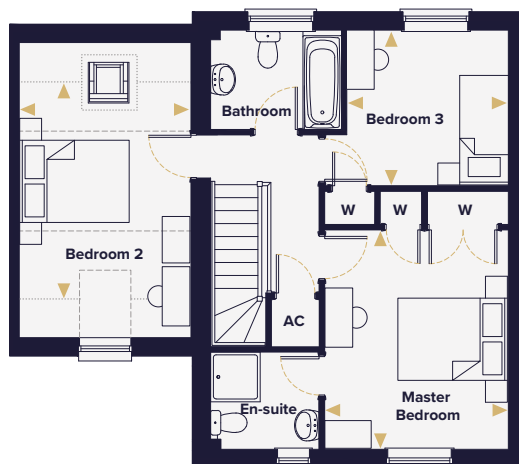
Plots 20, 71, 72(h), 73, 74(h), 78, 216, 232(h), 233, 234(h) & 235



Ground Floor



First Floor



Living Room 4.67m x 3.33m
15'3" x 10'11"

Kitchen/
Dining Room 5.39m x 2.81m
17'8" x 9'2"

Master Bedroom 3.97m x 3.32m
13'0" x 10'11"

Bedroom 2 3.86m x 3.11m
12'8" x 10'2"

Bedroom 3 2.92m x 2.82m
9'7" x 9'3"

W Wardrobe

C Cupboard

▶ Denotes where dimensions are taken from

--- Indicates reduced head height

⋯ Indicates reduced head height below 1.5m

☐ Rooflight

AC Airing cupboard

(h) Plot is handed

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The Blyth

THREE BEDROOM HOUSE

95.96m² | 1,032ft²



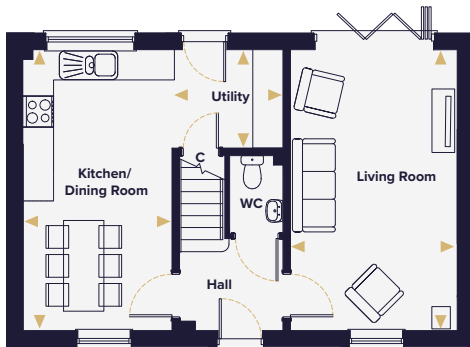
The Blyth

THREE BEDROOM HOUSE

Plots 6, 29, 69, 82 & 263(h)



Ground Floor

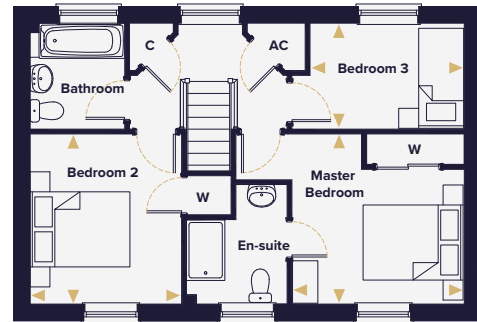


Living Room	5.57m x 3.31m 18'3" x 10'10"
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Kitchen/ Dining Room	5.57m x 2.97m 18'3" x 9'7"
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Utility	2.18m x 1.95m 7'1" x 6'4"
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First Floor



Master Bedroom	3.42m x 3.37m 11'2" x 11'0"
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Bedroom 2	3.37m x 3.00m 11'0" x 9'10"
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Bedroom 3	3.06m x 2.10m 10'0" x 6'11"
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HOPKINS
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The Lynford

THREE BEDROOM HOUSE

95.96m² | 1,033ft²



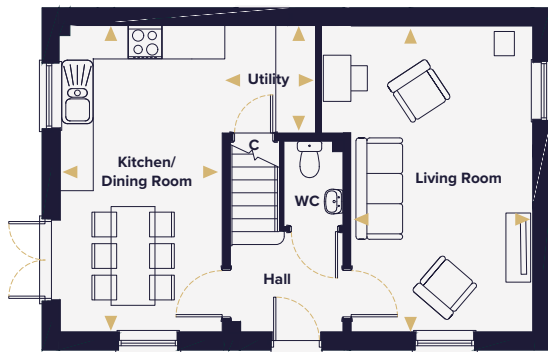
The Lynford

THREE BEDROOM HOUSE

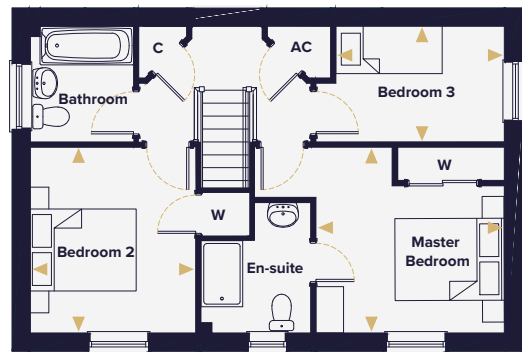
Plots 7(h), 30, 50(h), 70(h) & 209



Ground Floor



First Floor



Living Room 5.57m x 3.91m
18'3" x 12'8"

Kitchen/Dining Room 5.57m x 2.97m
18'3" x 9'8"

Utility 1.95m x 1.57m
6'3" x 5'1"

Master Bedroom 3.42m x 3.37m
11'2" x 11'0"

Bedroom 2 3.37m x 3.00m
11'0" x 9'10"

Bedroom 3 3.06m x 2.10m
10'0" x 6'11"

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HOPKINS
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The Felsham

THREE BEDROOM HOUSE

103.16m² | 1,110ft²



The Felsham

THREE BEDROOM HOUSE

Plots 1, 2, 3(h), 5(h), 199, 201, 202(h), 203(h), 283(h), 285(h), 286 & 287



Ground Floor



Living Room 4.92m x 3.98m
16'2" x 13'1"

Kitchen/Dining Area 6.62m x 3.57m
21'9" x 11'9"

First Floor



Master Bedroom 4.21m x 3.65m
13'10" x 12'0"

Bedroom 2 3.24m x 3.00m
10'8" x 9'10"

Bedroom 3 3.23m x 2.86m
10'7" x 9'5"

- W Wardrobe
- C Cupboard
- Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed

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HOPKINS
HOMES

The Eaton

THREE BEDROOM HOUSE

104.2m² | 1,122ft²



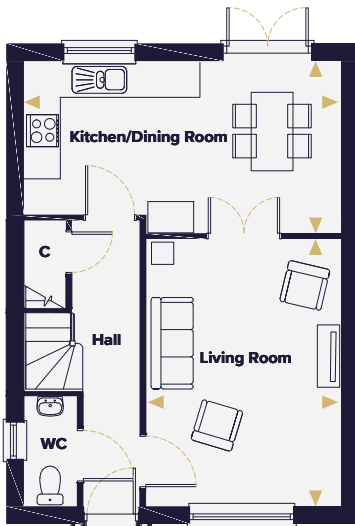
The Eaton

THREE BEDROOM HOUSE

Plots 23(h), 24, 25(h), 26, 86(h), 87, 88(h), 89, 211, 212, 213(h), 214(h), 250, 251, 252(h) & 253(h)



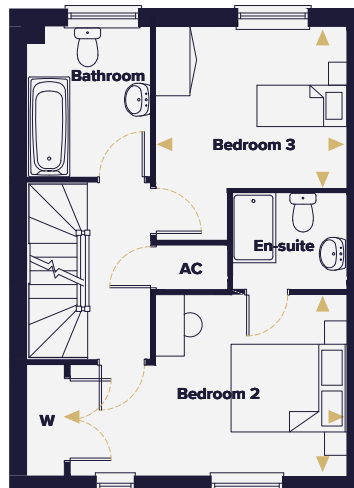
Ground Floor



Living Room 4.58m x 3.33m
15'0" x 10'11"

Kitchen/
Dining Room 5.39m x 2.91m
17'8" x 9'5"

First Floor



Bedroom 2 4.68m x 2.92m
15'4" x 9'5"

Bedroom 3 3.22m x 2.72m
10'6" x 8'11"

Second Floor



Master Bedroom 4.16m x 3.30m
13'8" x 10'10"

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- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- ⋯⋯ Indicates reduced head height below 1.5m
- ☐ Rooflight
- AC Airing cupboard
- (h) Plot is handed



HOPKINS
HOMES

The Bixley

FOUR BEDROOM HOUSE

109.54m² | 1,179ft²



The Bixley

FOUR BEDROOM HOUSE

Plots 21, 79, 215 & 231(h)



Ground Floor



First Floor



Living Room 5.57m x 3.30m
18'3" x 10'10"

Kitchen/
Dining Room 5.57m x 2.97m
18'3" x 9'8"

Utility 2.17m x 1.95m
7'2" x 6'4"

Master Bedroom 3.42m x 3.37m
11'2" x 11'0"

Bedroom 2 3.88m x 3.11m
12'8" x 10'2"

Bedroom 3 3.37m x 3.00m
11'0" x 9'10"

Bedroom 4 3.06m x 2.10m
10'0" x 6'10"

W Wardrobe

C Cupboard

▶ Denotes where dimensions are taken from

--- Indicates reduced head height

⋯ Indicates reduced head height below 1.5m

☐ Rooflight

AC Airing cupboard

(h) Plot is handed

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HOPKINS
HOMES

The Norton

THREE BEDROOM HOUSE

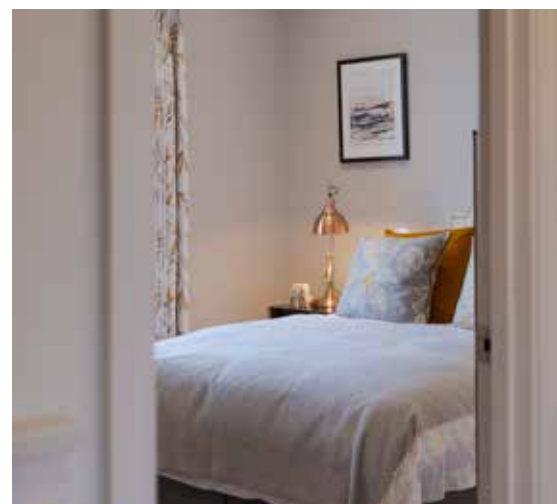
116.53m² | 1,254ft²



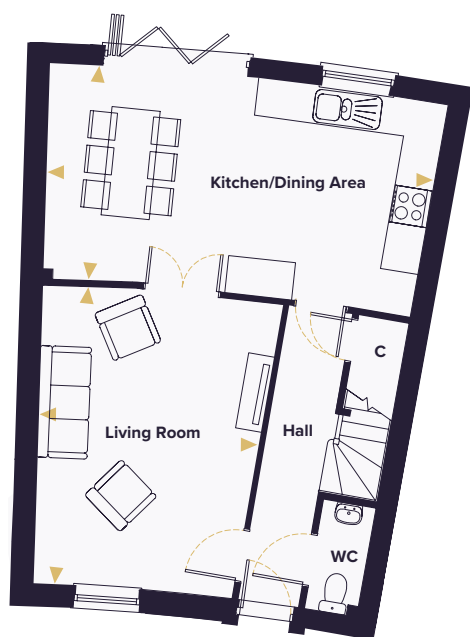
The Norton

THREE BEDROOM HOUSE

Plots 4 & 193



Ground Floor



Living Room	4.92m x 3.98m 16'2" x 13'1"
-------------	--------------------------------

Kitchen/ Dining Area	6.62m x 3.57m 21'9" x 11'9"
-------------------------	--------------------------------

First Floor



Master Bedroom	5.36m x 4.22m 17'7" x 13'10"
----------------	---------------------------------

Bedroom 2	4.56m x 2.94m 15'8" x 9'8"
-----------	-------------------------------

Bedroom 3	3.23m x 2.86m 10'7" x 9'5"
-----------	-------------------------------

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed

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HOPKINS
HOMES

The Roxham

FOUR BEDROOM HOUSE

119.96m² | 1,291ft²



The Roxham

FOUR BEDROOM HOUSE

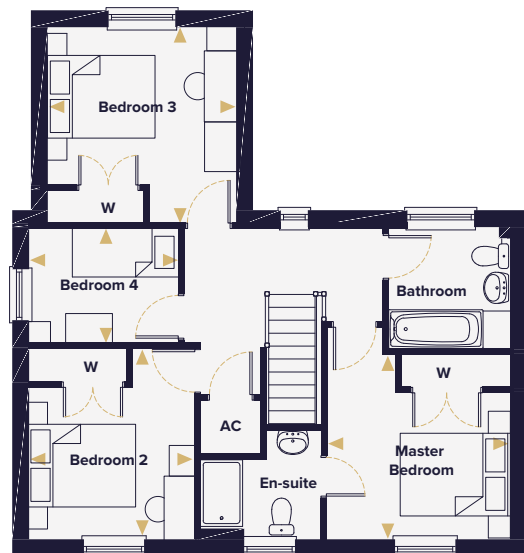
Plots 11(h), 208 & 236(h)



Ground Floor



First Floor



Living Room 5.57m x 3.31m
18'3" x 10'10"

Kitchen 3.76m x 2.95m
12'4" x 9'8"

Breakfast Area 3.45m x 3.34m
11'3" x 10'11"

Study 2.95m x 1.86m
9'8" x 6'1"

Master Bedroom 3.31m x 3.28m
10'10" x 10'9"

Bedroom 2 3.40m x 2.96m
11'2" x 9'8"

Bedroom 3 3.50m x 3.34m
11'5" x 10'11"

Bedroom 4 2.66m x 2.06m
8'8" x 6'9"

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- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard



HOPKINS
HOMES

The Hinton

FOUR BEDROOM HOUSE

122.38m² | 1,317ft²



The Hinton

FOUR BEDROOM HOUSE

Plots 13, 223(h), 224(h), 243, 244, 254, 255(h), 257, 281(h), 282, 288 & 289(h)



Ground Floor



First Floor



Living Room	4.66m x 3.87m 15'4" x 12'8"
-------------	--------------------------------

Kitchen	3.91m x 3.83m 12'10" x 12'7"
---------	---------------------------------

Dining Area	3.98m x 3.06m 13'1" x 10'1"
-------------	--------------------------------

Utility	1.92m x 1.66m 6'4" x 5'6"
---------	------------------------------

Master Bedroom	3.90m x 3.00m 12'10" x 9'10"
----------------	---------------------------------

Bedroom 2	3.30m x 3.13m 10'10" x 10'3"
-----------	---------------------------------

Bedroom 3	2.91m x 2.85m 9'7" x 9'4"
-----------	------------------------------

Bedroom 4	3.03m x 2.47m 10'0" x 8'1"
-----------	-------------------------------

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed

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HOPKINS
HOMES

The Ashton

FOUR BEDROOM HOUSE

144m² | 1,550ft²



The Ashton

FOUR BEDROOM HOUSE

Plots 12(h), 80(h), 81, 217(h), 220, 222(h), 242, 256 & 272



Ground Floor

First Floor



Living Room	4.69m x 3.68m 15'5" x 12'1"
-------------	--------------------------------

Kitchen/ Dining Room	8.94m x 3.19m 29'4" x 10'6"
-------------------------	--------------------------------

Study	2.94m x 2.97m 9'8" x 9'9"
-------	------------------------------

Utility	2.25m x 1.65m 7'5" x 5'5"
---------	------------------------------

Master Bedroom	3.68m x 3.68m 12'1" x 12'1"
----------------	--------------------------------

Bedroom 2	3.34m x 3.26m 11'0" x 10'8"
-----------	--------------------------------

Bedroom 3	3.51m x 2.78m 11'5" x 9'2"
-----------	-------------------------------

Bedroom 4	3.20m x 2.82m 10'6" x 9'3"
-----------	-------------------------------

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- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed



HOPKINS
HOMES

The Alston

FOUR BEDROOM HOUSE

145.17m² | 1,563ft²



The Alston

FOUR BEDROOM HOUSE

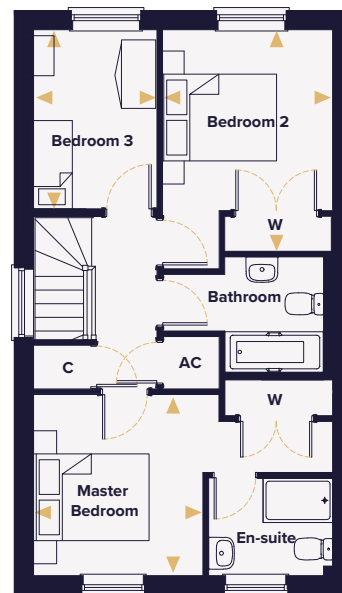
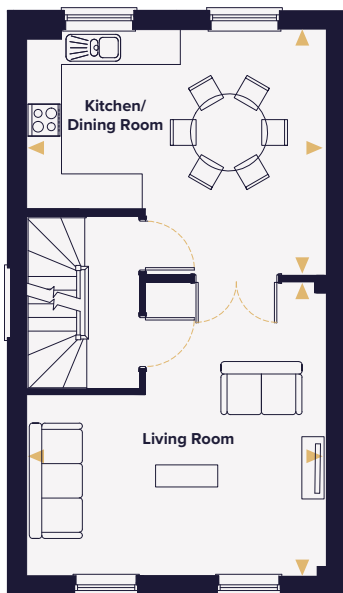
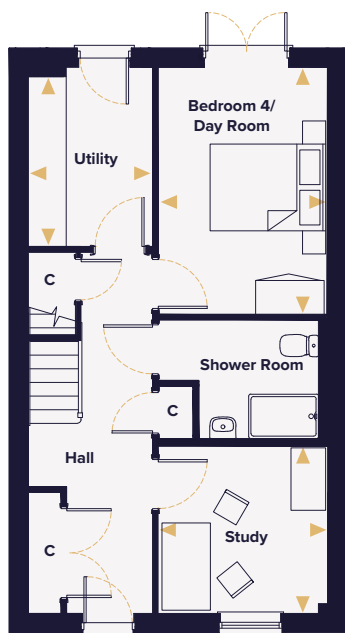
Plots 65(h), 66, 67(h) & 68



Ground Floor

First Floor

Second Floor



Bedroom 4/ Day Room	4.25m x 2.91m 13'11" x 9'7"
Study	3.11m x 2.91m 10'3" x 9'7"
Utility	3.08m x 2.13m 10'1" x 7'0"

Living Room	5.16m x 5.15m 16'11" x 16'11"
Kitchen/ Dining Room	5.15m x 4.14m 16'11" x 13'7"

Master Bedroom	4.49m x 3.11m 14'9" x 10'3"
Bedroom 2	3.11m x 2.93m 10'3" x 9'7"
Bedroom 3	3.08m x 2.12m 10'1" x 7'0"

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- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard



HOPKINS
HOMES

The Chiltern

FOUR BEDROOM HOUSE

156.74m² | 1,687ft²



The Chiltern

FOUR BEDROOM HOUSE

Plots 22, 83, 90(h), 225, 245(h) & 271



Ground Floor



Living Room	4.73m x 4.59m 15'6" x 15'0"
Kitchen/ Dining Room	6.44m x 4.01m 21'2" x 13'2"
Utility	2.01m x 1.83m 6'7" x 6'0"
Study	3.17m x 2.02m 10'5" x 6'8"

First Floor



Master Bedroom	3.92m x 3.90m 12'10" x 12'10"
Bedroom 2	3.07m x 2.98m 10'1" x 9'7"
Bedroom 3	3.20m x 2.81m 10'6" x 9'3"
Bedroom 4	3.39m x 2.64m 11'2" x 8'8"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- AC Airing cupboard
- (h) Plot is handed
- Woodburner

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The Elms.

WOOLPIT, SUFFOLK



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Colchester 30 miles
Cambridge 38 miles
Norwich 42 miles
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By rail (from Elmswell Station) to:

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Ipswich 23 mins
Norwich 41 mins
Colchester 49 mins
Cambridge 57 mins
London Liverpool Street 97 mins

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