



Abbots Vale

BURY ST EDMUNDS

TRADITIONALLY DESIGNED 2, 3, 4 & 5 BEDROOM HOMES

INTRODUCTION

A philosophy of craftsmanship, timeless design & *social responsibility.*

Abbots Vale offers a charming collection of 2, 3, 4, and 5-bedroom homes that are meticulously crafted within a vibrant community, honouring the rich heritage and distinctive landscape of Bury St Edmunds.

Discover homes designed with open-plan living and energy-efficiency in mind, maximising space and minimising costs*. With a variety of designs and styles to choose from, you'll find a home that's right for you – one that's new, compliant to the latest standards and above all, built to last.

We're not just building better for today, we're building better for generations to come.

*Source – data from the Home Builders Federation (HBF) "Watt a Save" report. <https://www.hbf.co.uk/policy/wattasaves>.



The perfect
place to
call *home*.

Situated on the outskirts of Bury St Edmunds, between Nowton Park and the picturesque Suffolk countryside, Abbots Vale seamlessly blends rural charm with modern living.

With acres of open space, a network of footpaths and cycleways, a children's play area, informal sports pitches and a proposed primary school on your doorstep, Abbots Vale is more than a development, it's a lifestyle choice. It's the perfect place to call home.

The best of *both worlds.*



Bury St Edmunds Cathedral

While Abbots Vale offers a peaceful retreat, the vibrant town of Bury St Edmunds is just moments away. Indulge in a wealth of amenities, from charming boutiques to delightful eateries, ensuring you're never far from the convenience of urban life.

Best known for its history and unique attractions, Bury St Edmunds is also the UK's most dog-friendly town. You'll be able to walk through the popular Abbey Gardens showcasing ruins of the former Benedictine Abbey, its landscaped gardens, play areas and tennis courts. There are lots of independent shops, cafés and restaurants to browse, along with all the well-known chains, and a bustling twice-weekly market.

Listed as one of Britain's top 20 foodie hot spots by The Telegraph, Bury St Edmunds is known as the food capital of Suffolk. Whether you're in the mood for fine dining, great pub grub, family-friendly restaurants or cute cafés – Bury St Edmunds has it all.

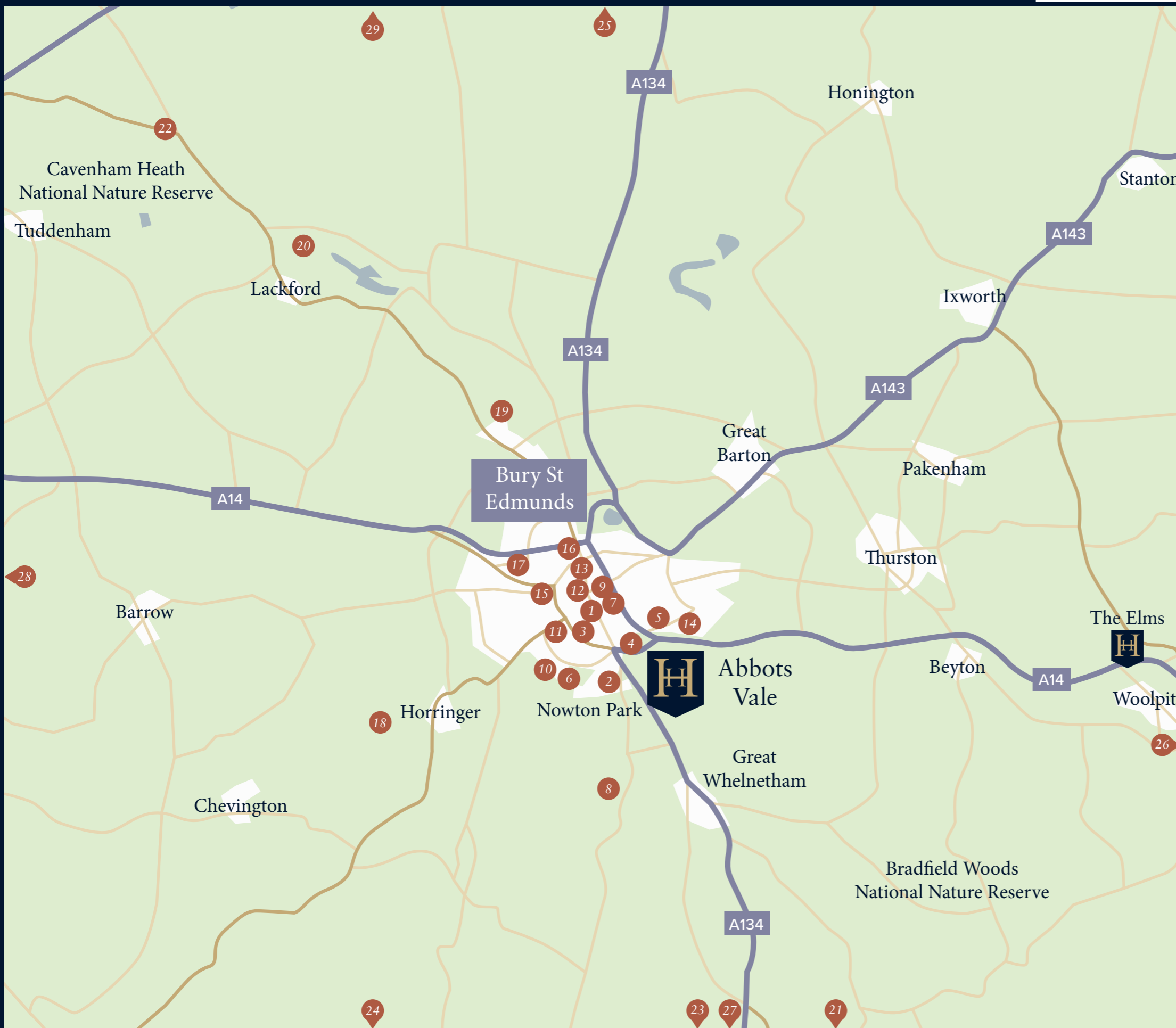


Boasting a rich brewing heritage, Greene King has dominated the town's beer production for the last two centuries. While The Nutshell, Britain's tiniest pub, has been quenching thirsts since 1867, it's just one of many charming establishments dotting the town.

For those seeking a more active pursuit, Nowton Park offers a refreshing alternative. Just a short distance from Abbots Vale, this expansive green space features winding walkways, a spacious playground and various sports facilities, providing the perfect setting for a health-conscious day out.



Bury St Edmunds



Map not to scale.

UNDER 5 MILES

1	Town Centre	1 mile
2	Southgate Community Centre	1.2 miles
3	Theatre Royal	1.2 miles
4	M&S Simply Food	1.2 miles
5	Sainsbury's	1.4 miles
6	Hardwick Heath	1.5 miles
7	St Edmundsbury Cathedral	1.5 miles
8	Nowton Church	1.5 miles
9	Abbey Gardens	1.5 miles
10	West Suffolk Hospital	1.6 miles
11	Tesco Express	1.9 miles
12	Bury St Edmunds Market	1.9 miles
13	The arc Shopping Centre	2 miles
14	Moreton Hall Veterinary Centre	2 miles
15	Victoria Street Pharmacy	2.1 miles
16	Train Station	2.3 miles
17	Asda Superstore	3 miles
18	Ickworth House	4.5 miles

UNDER 10 MILES

19	Hengrave Hall	6.1 miles
20	West Stow Country Park	9.1 miles
21	Lavenham	9.5 miles

UNDER 20 MILES

22	Icklingham	10.6 miles
23	Long Melford	12 miles
24	Cavendish	13.4 miles
25	Thetford Forest	13.8 miles
26	Stowmarket	14.1 miles
27	Sudbury	15.4 miles
28	Newmarket	16.2 miles
29	Brandon Country Park	17 miles

Driving distances taken from google.co.uk/maps and are approximate only.

Local schools.

Bury St Edmunds is home to a wide collection of pre-schools, primary schools, secondary schools, colleges, private schools and additional needs schools.



PRE-SCHOOLS AND PRIMARY SCHOOLS

Southgate Pre-school. 1.3 miles

AGES 2-5

Saint Edmunds Roman Catholic V.A. Primary School 1.8 miles

AGES 3-11

Great Whelnetham C of E. 2 miles

AGES 5-11

Ickworth Primary School. 4.2 miles

AGES 4-11

Hardwick Primary School. 1.3 miles

AGES 4-11

Guildhall Feoffment Community. 1.9 miles

AGES 5-11

Abbots Green Academy. 3 miles

AGES 2-11

Great Barton C of E. 4.9 miles

AGES 5-11

SECONDARY SCHOOLS

King Edward VI. 2.6 miles

AGES 11-16

Saint Benedict's Catholic. 3.9 miles

AGES 11-18

County High. 4 miles

AGES 11-16

COLLEGES

West Suffolk College. 2.5 miles

AGES 16 PLUS

Abbeygate Sixth Form College. 3.6 miles

AGES 16-19

PRIVATE SCHOOLS

South Lee Prep. 1.5 miles

AGES 0-13

Culford. 6.5 miles

AGES 1-18

Brookes UK. 8.1 miles

AGES 2-16

ADDITIONAL NEEDS

Riverwalk School. 1.8 miles

AGES 4-19

CONNECTIONS

Exploring what the country has to offer.

Positioned in the heart of Suffolk, Bury St Edmunds serves as an ideal hub for exploring the county's diverse attractions, with excellent transport links for both local and regional travel.

Whether it's the comprehensive bus, road or rail network, you are just a short journey away from exploring the best of Suffolk's charming towns, picturesque villages, and stunning countryside. From the medieval streets of Lavenham to the coastal beauty of Aldeburgh, or the bustling centre of Ipswich, Bury St Edmunds' excellent transport links put the entire county at your fingertips.

For those looking to explore further afield, Bury St Edmunds also offers convenient routes to cultural hubs like Cambridge, Norwich and London.

Just 31 miles west lies the vibrant city of Cambridge, a treasure trove of culture and history.

Here, you can immerse yourself in the scholarly atmosphere of the University of Cambridge, wander through the lush Botanic Gardens, and enjoy punting on the River Cam (a summer favourite) or simply enjoy the multitude of lively bars and restaurants.

To the northeast, Norwich beckons with its fascinating blend of medieval charm and modern vibrancy. Easily accessible by car or public transport, this former powerhouse of England offers picturesque cobbled streets along the River Wensum and stunning medieval architecture at every turn. Norwich boasts a thriving creative scene, particularly renowned for its writing community, and hosts the exciting Norwich Crime Writing Festival.

And with London's world-class attractions also within reach, your options for exploration are endless.



Cambridge



Cambridge town centre



Lavenham

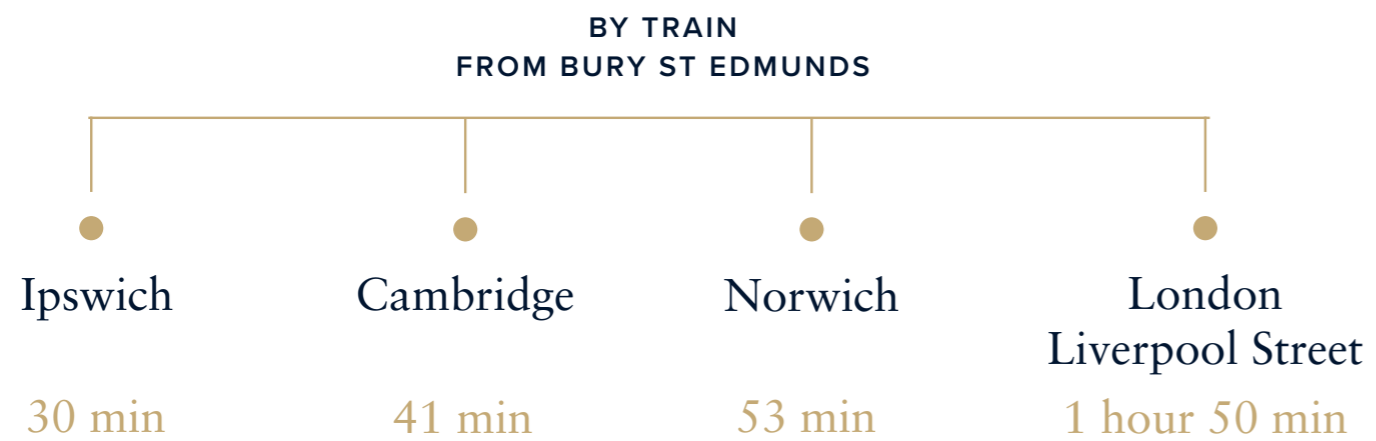


Ipswich Marina



Thetford Forest

Travelling further *afield*.



Distances and travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk), and are approximate only.



WHO WE ARE

Creating *distinction.*

Hopkins Homes is the largest privately-owned housebuilder in East Anglia. We are renowned for building distinctive homes and environments that retain the heritage of the past, whilst offering energy-efficient modern living. Homes that people trust and aspire to.

Craft, care and social responsibility sit at the heart of what we do. Our philosophy of doing things the right way and not the easy way can be seen in every decision we take.

We champion aesthetics and sustainability to create a true sense of place — environments that bring people together, foster pride at every turn, and endure for every generation.



Feels like *home*.

A home is more than just the roof over your head. It's a place to make memories, nurture relationships, and build the life you've always envisioned. At Abbots Vale, our homes are crafted to stand the test of time, inspiring a sense of pride and joy every time you cross the threshold.

Step into a world of seamless design, where thoughtfully planned layouts, generous ceiling heights and bi-fold doors allow your living space to flow effortlessly from one room to the next.

For the eco-conscious, you can relax in the knowledge that your new home comes with an air source heat pump, underfloor heating to the ground floor and electric car charging, ensuring your new home is energy-efficient and future ready.

And with integrated appliances, fitted wardrobes and premium fixtures and fittings as standard you'll get that 'No place like it' feeling every time you come home.





With you at *every step.*

At Hopkins Homes, we're committed to making your move a joyful and stress-free journey. We're not just a momentary service to get you from A to B, but a caring home builder offering our guidance and support every step of the moving process.

We're available to answer your questions, solve problems, even just offer a friendly ear. Our purpose is more than building homes – our purpose is to ensure you're happy, and that your dream home becomes a reality here in Abbots Vale.



HOPKINS
HOMES

Specification.

Kitchen

- Choice of kitchen cupboards and slimline worktops with matching upstands/splashbacks*
- Under cupboard LED lighting to wall units
- 1½ white quartz semi-integrated bowl sink to kitchen
- Integrated 50/50 fridge freezer and dishwasher
- Integrated washing machine fitted to kitchen where there isn't separate utility room**
- Single eye level Haier oven with air fry cooking on homes up to 999 ft²
- Two eye level Haier ovens with air fry cooking on homes over 1,000 ft²
- Haier induction hob
- Integrated extractor

Utility Room

- Fitted units to match the kitchen
- Slimline laminate worktops
- Stainless steel sink and chrome mixer tap
- Space for a freestanding washing machine

Bathroom

- Half height tiling to sanitaryware walls
- Homes with one en suite and up to 1,549 ft² - Half height tiling around the bath
- Homes with one en suite and over 1,550 ft² - Full height tiling around the bath
- Homes with no en suite - Full height tiling around the bath
- White Roca sanitaryware with chrome mixer taps
- Hand basin with Driftwood countertop
- Single ended bath
- Floor mounted WC
- Gloss white towel rail

En suite

- Hand basin with Driftwood countertop
- Full height tiling to shower, half height to sanitaryware walls
- Gloss white towel rail
- Floor mounted WC

Flooring

- Moduleo luxury vinyl tile flooring to kitchens and dining areas when open plan, entrance hallways, WC and utility
- Ceramic floor tiling to bathrooms and en suites

Heating, lighting and electrical

- Single or dual zone central heating via air source heat pumps
- Underfloor heating to the ground floor and thermostatically controlled radiators to the upper floors
- Energy efficient downlights to kitchen/dining area, utility room, bathroom, en suite and WC
- Pendant lighting to all remaining areas
- Mains wired smoke detector to all homes
- White sockets and switches
- Ultrafast broadband (subject to future connection)
- Electric Vehicle Charging point

Joinery

- Sliding fitted wardrobes to Principal Bedroom[^]
- Timber staircase with oak handrail

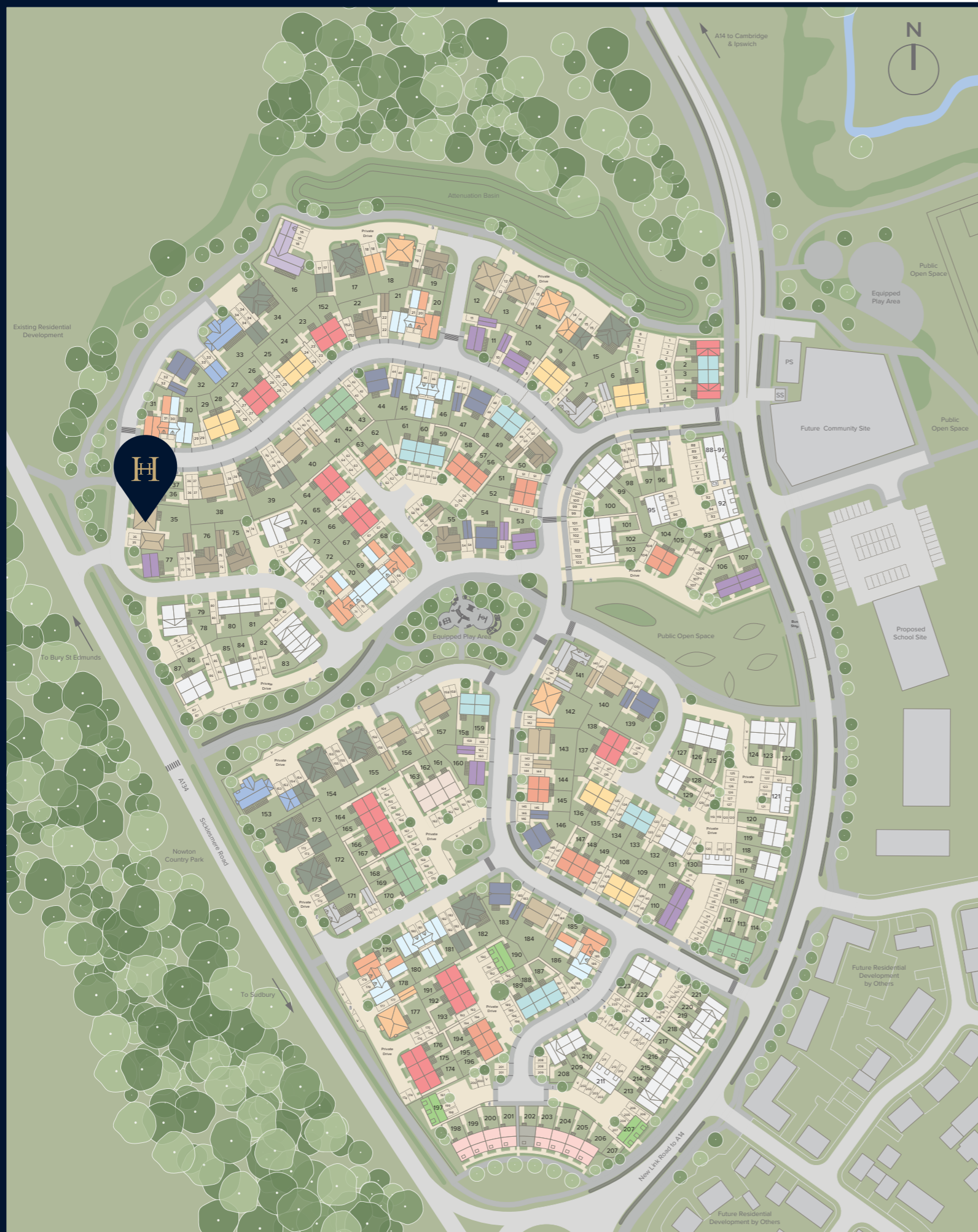
External

- Landscaped front gardens
- Rear garden rotovated
- Outside tap
- Patios with natural paving slabs
- Black up and down lighter

*All choices are subject to stage of construction. Cloakroom splashback tile from matching selection to bathroom or en suite. This specification is only meant as a guide, some items may vary from home to home. Please check with Sales Executive for home-specific information. Photography depicts previous Hopkins Homes developments.** Utility rooms have space for free-standing

washing machine and/or tumble dryer (not included) subject to house type. Please speak to Sales Executive for full details. [^]Position of fitted wardrobe may vary. Please speak to a Sales Executive for full details. Actual positions of electrical and plumbing items may vary from those shown on floorplans. Please speak to a Sales Executive for full details. Abbots Vale. February 2025.

Abbots Vale *siteplan.*



2 Bedroom Homes

- The Clare
Homes: 190, 197 & 207
- The Ness
Homes: 37, 51(h), 52, 56–58, 62(h), 63, 104, 105(h), 144, 145(h), 147–149 & 194–196

3 Bedroom Homes

- The Brook
Homes: 2(h), 3, 36(h), 48(h), 49, 59–61, 133, 134(h), 158(h), 159 & 187–189
- The Flatford
Homes: 5(h), 6, 8(h), 9, 24(h), 25, 28(h), 29, 108, 109(h), 135 & 136(h)
- The Liston
Homes: 1(h), 4, 23, 26(h), 27, 64(h), 65, 66(h), 67, 137, 138(h), 152(h), 164(h), 165(h), 166, 167, 174–176 & 191–193
- The Blyth
Homes: 10, 11, 53, 77, 106(h), 107, 110(h), 111 & 160

- The Sutton
Homes: 21, 30(h), 45(h), 46, 69, 70(h), 178(h), 180(h), 181 & 186

- The Eaton
Homes: 41–43, 112–114, 115(h), 116 & 168–170

- The Saxham
Homes: 198–201 & 203–206

- The Denham
Home: 202

4 Bedroom Homes

- The Bixley
Homes: 20, 31(h), 68, 71(h), 179(h) & 185
- The Staughton
Homes: 19, 22(h), 50, 55, 75(h) & 76(h)
- The Keswick
Homes: 32, 44(h), 47, 54(h), 139, 146(h) & 183(h)
- The Ashton
Homes: 12, 13, 35(h), 38, 40, 140, 143(h), 156(h), 157(h) & 184

- The Alston
Homes: 161, 162 & 163

- The Chiltern
Homes: 7, 141 & 171

- The Appleton
Homes: 14, 18(h), 142(h) & 177

5 Bedroom Homes

- The Thurton
Homes: 15, 17, 34, 39(h), 154, 155, 172, 173 & 182

- The Wolterton
Homes: 33 & 153(h)

- The Alethorpe
Home: 16

- Affordable Homes



- = Bin Collection Point
- = Pumping Station
- = Sub Station
- = Visitor Parking
- = Handed



HOPKINS
HOMES

The Clare.

TWO BEDROOM COACH HOUSE

Homes 190, 197 & 207

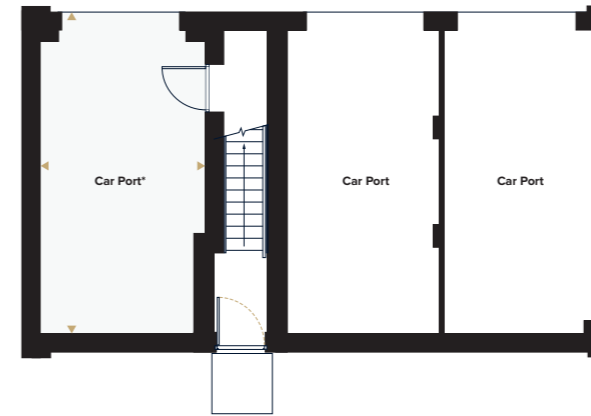
The Clare.

TWO BEDROOM COACH HOUSE

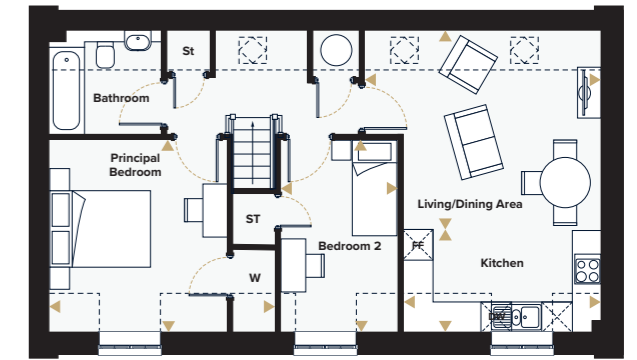
Homes 190, 197 & 207



Ground Floor



First Floor



Kitchen	3.94m × 2.03m	12'11" × 6'8"
Living/Dining Area	4.69m × 3.93m	15'5" × 12'11"
Principal Bedroom	4.46m × 3.80m	14'8" × 12'6"
Bedroom 2	3.77m × 2.30m	12'4" × 7'6"

70.4m² | 757.8ft²

*Ground floor layout differences apply to plot 190. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. 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 home specific drawing and information in sales office.

- ▶ Dimensions
- DW Dishwasher
- FF Fridge Freezer
- St Storage
- W Wardrobe
- Restricted Headroom
- ☼ Roof Light





HOPKINS
HOMES

The Ness.

TWO BEDROOM HOUSE

Homes 37, 51*, 52, 56-58, 62*, 63, 104, 105*, 144, 145*, 147-149 & 194-196

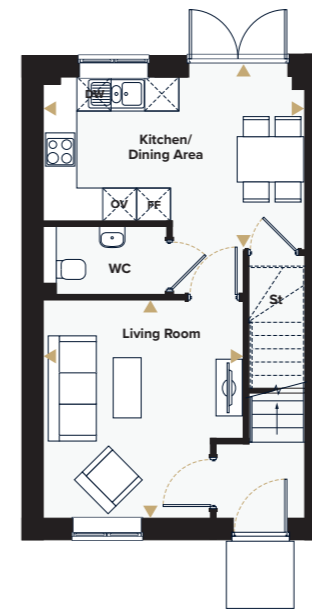
The Ness.

TWO BEDROOM HOUSE

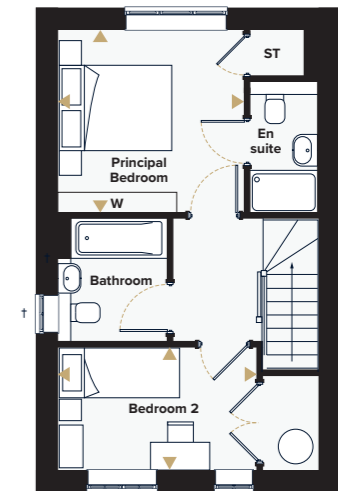
Homes 37, 51*, 52, 56-58, 62*, 63, 104, 105*, 144, 145*, 147-149 & 194-196



Ground Floor



First Floor



Kitchen/Dining Area 4.62m x 3.05m 15'2" x 10'0"

Living Room 3.85m x 3.54m 12'7" x 11'7"

Principal Bedroom 3.27m x 3.24m 10'9" x 10'8"

Bedroom 2 3.52m x 2.18m 11'7" x 7'2"

71.90m² | 774ft²

*Indicates handed plot. †Window to plots 37, 51, 52, 58, 62, 63, 104, 105, 144, 145, 147 & 196 only. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. 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 home specific drawing and information in sales office.

- ▶ Dimensions
- DW Dishwasher
- FF Fridge Freezer
- OV Oven
- St Storage
- W Wardrobe
- WC Toilet/cloakroom





HOPKINS
HOMES

The Brook.

THREE BEDROOM HOUSE

Homes 2*, 3, 36*, 48*, 49, 59, 60, 61, 133, 134*, 158*, 159, 187, 188 & 189

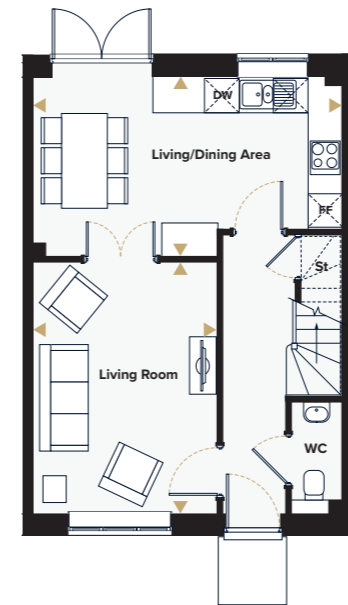
The Brook.

THREE BEDROOM HOUSE

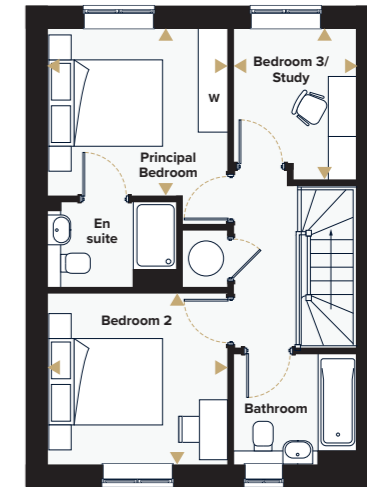
Homes 2*, 3, 36*, 48*, 49, 59, 60, 61, 133, 134*, 158*, 159, 187, 188 & 189



Ground Floor



First Floor



Kitchen/Dining Area 5.40m x 3.12m 17'9" x 10'3"

Living Room 4.38m x 3.20m 14'5" x 10'6"

Principal Bedroom 3.14m x 2.91m 10'4" x 9'6"

Bedroom 2 3.14m x 2.99m 10'4" x 9'10"

Bedroom 3/Study 2.64m x 2.16m 8'8" x 7'1"

81.98m² | 882.4ft²

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- DW Dishwasher
- FF Fridge Freezer
- St Storage
- WC Toilet/cloakroom
- W Wardrobe





HOPKINS
HOMES

The Liston.

THREE BEDROOM HOUSE

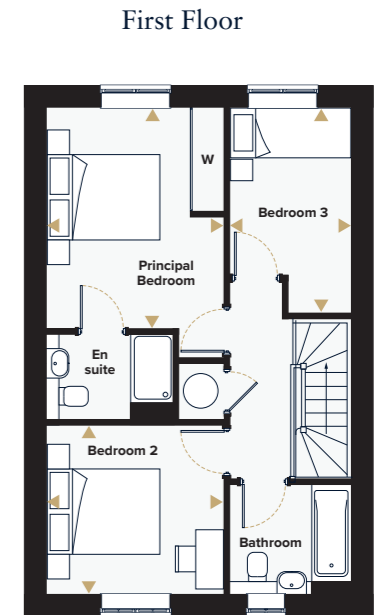
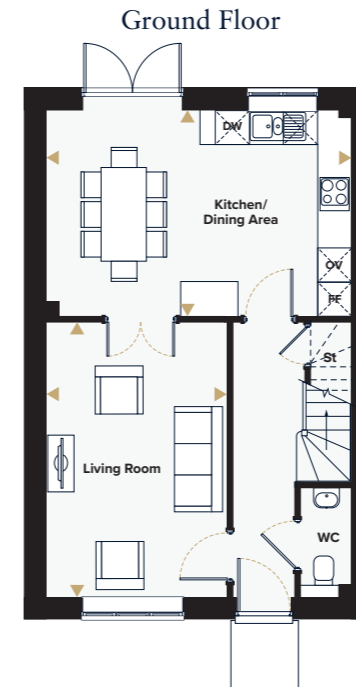
Homes 1*, 4, 23, 26*, 27, 64*, 65, 66*, 67, 137, 138*, 152*, 164*,
165*, 166, 167, 174, 175, 176, 191, 192 & 193



The Liston.

THREE BEDROOM HOUSE

Homes 1*, 4, 23, 26*, 27, 64*, 65, 66*, 67, 137, 138*, 152*, 164*,
165*, 166, 167, 174, 175, 176, 191, 192 & 193



Kitchen/Dining Area 5.40m x 3.64m 17'9" x 11'11"

Living Room 4.86m x 3.20m 16'0" x 10'6"

Principal Bedroom 3.91m x 3.14m 12'0" x 10'4"

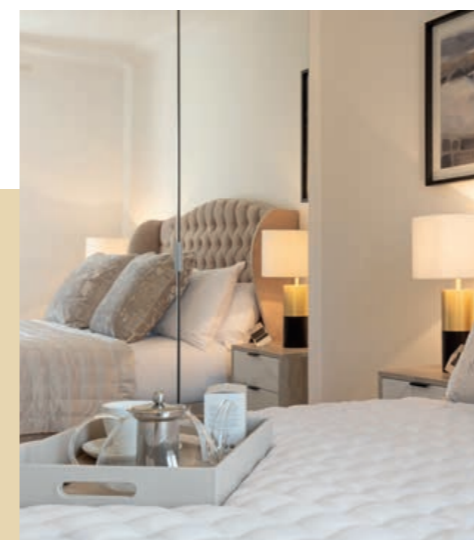
Bedroom 2 3.14m x 2.99m 10'4" x 9'10"

Bedroom 3 3.64m x 2.16m 11'11" x 7'1"

92.8m² | 999ft²

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- Dimensions
- DW Dishwasher
- FF Fridge Freezer
- St Storage
- W Fitted Wardrobe
- WC Toilet/cloakroom





HOPKINS
HOMES

The Blyth.

THREE BEDROOM HOUSE

Homes 10, 11, 53, 77, 106*, 107, 110*, 111 & 160

The Blyth.

THREE BEDROOM HOUSE

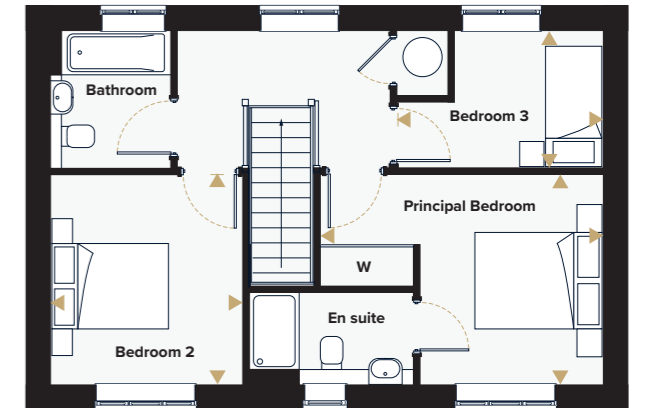
Homes 10, 11, 53, 77, 106*, 107, 110*, 111 & 160



Ground Floor



First Floor



Kitchen/Dining Area 5.54m x 3.03m 18'2" x 9'11"

Living Room 5.54m x 3.45m 18'2" x 11'4"

Principal Bedroom 4.43m x 3.28m 14'6" x 10'9"

Bedroom 2 3.28m x 3.07m 10'9" x 10'1"

Bedroom 3 3.22m x 2.16m 10'7" x 7'1"

96.16m² | 1,035ft²

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- OV Oven
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- WC Toilet/cloakroom





HOPKINS
HOMES

The Sutton.

THREE BEDROOM HOUSE

Homes 21, 30*, 45*, 46, 69, 70*, 178*, 180*, 181 & 186

The Sutton.

THREE BEDROOM HOUSE

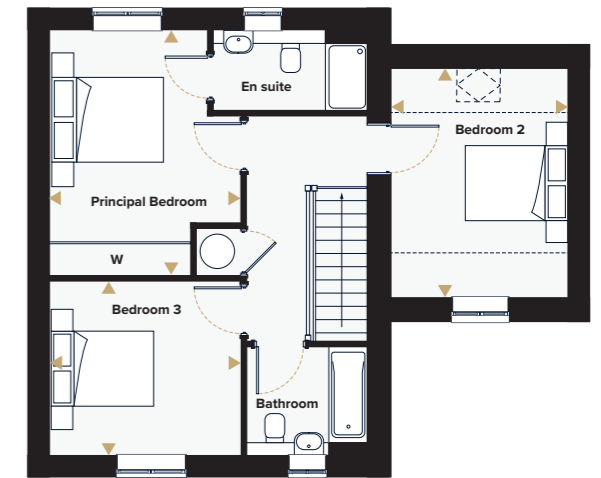
Homes 21, 30*, 45*, 46, 69, 70*, 178*, 180*, 181 & 186



Ground Floor



First Floor



Kitchen/Dining Area 5.65m x 2.83m 18'7" x 9'3"

Living Room 4.64m x 3.54m 15'3" x 11'7"

Principal Bedroom 4.36m x 3.39m 14'4" x 11'2"

Bedroom 2 4.07m x 3.18m 13'4" x 10'5"

Bedroom 3 3.39m x 3.10m 11'2" x 10'2"

98.7m² | 1,062.4ft²

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- FF Fridge Freezer
- OV Oven
- St Storage
- W Wardrobe
- WC Toilet/cloakroom
- Restricted Headroom
- ⌈ ⌋ Roof Light





HOPKINS
HOMES

The Eaton.

THREE BEDROOM HOUSE

Homes 41, 42, 43, 112, 113, 114, 115*, 116, 168, 169 & 170

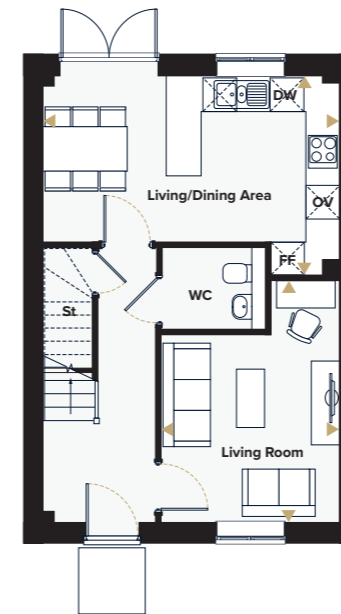
The Eaton.

THREE BEDROOM HOUSE

Homes 41, 42, 43, 112, 113, 114, 115*, 116, 168, 169 & 170



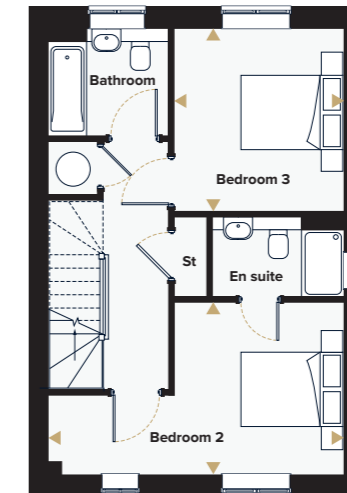
Ground Floor



Kitchen/Dining Area
5.29m x 3.59m 17'5" x 11'9"

Living Room
4.32m x 3.18m 14'2" x 10'5"

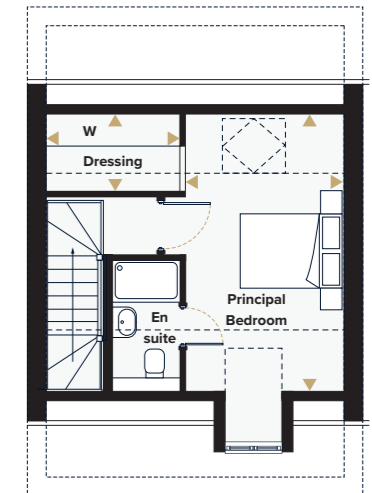
First Floor



Bedroom 2
5.29m x 3.09m 17'5" x 10'2"

Bedroom 3
3.29m x 3.04m 10'10" x 10'0"

Second Floor



Principal Bedroom
4.97m x 2.81m 16'4" x 9'3"

Dressing Area
2.39m x 1.39m 7'10" x 4'7"

110.3m² | 1,187.3ft²

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- Restricted Headroom
- ☒ Roof Light





HOPKINS
HOMES

The Saxham.

THREE BEDROOM HOUSE

Homes 198, 199, 200, 201, 203, 204, 205 & 206

The Saxham.

THREE BEDROOM HOUSE

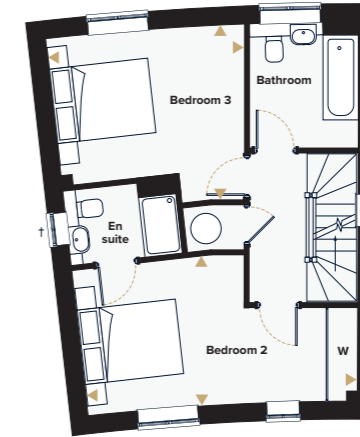
Homes 198, 199, 200, 201, 203, 204, 205 & 206



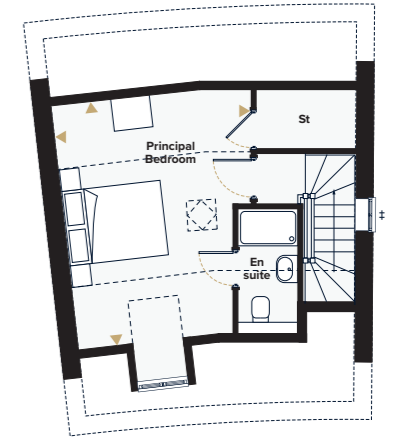
Ground Floor



First Floor



Second Floor



Kitchen/Dining Area
6.25m x 2.67m 20'6" x 8'9"

Living Room
4.84m x 3.77m 15'11" x 12'5"

Bedroom 2
5.42m x 3.01m 17'10" x 9'11"

Bedroom 3
4.01m x 3.53m 13'2" x 11'7"

Principal Bedroom
4.92m x 4.01m 16'2" x 13'2"

113.9m² | 1,225.9ft²

*Window to plot 198 only. †Window to plot 206 only. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. 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 home specific drawing and information in sales office.

- ▶ Dimensions
- DW Dishwasher
- FF Fridge Freezer
- OV Oven
- St Storage

- WC Toilet/cloakroom
- W Wardrobe
- Restricted Headroom
- ☐ Roof Light





HOPKINS
HOMES

The Bixley.

FOUR BEDROOM HOUSE

Homes 20, 31*, 68, 71*, 179* & 185

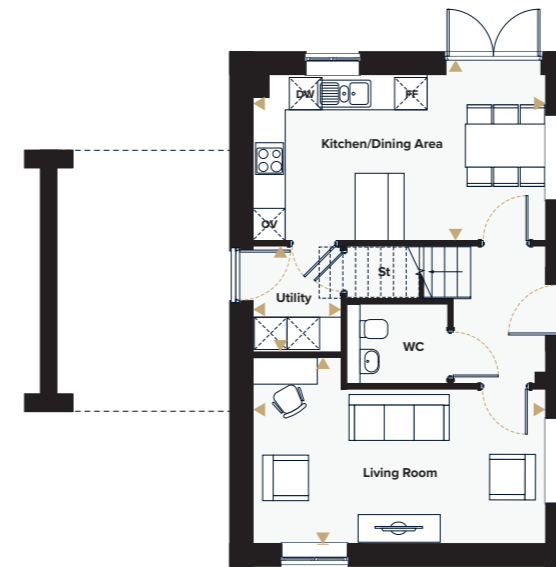


The Bixley.

FOUR BEDROOM HOUSE

Homes 20, 31*, 68, 71*, 179* & 185

Ground Floor



First Floor



Kitchen/Dining Area	5.42m × 3.06m	17'10" × 10'1"
Living Room	5.42m × 3.45m	17'10" × 11'4"
Utility	1.99m × 1.64m	6'6" × 5'5"

Principal Bedroom	4.44m × 3.27m	14'7" × 10'9"
Bedroom 2	4.07m × 3.18m	13'4" × 10'5"
Bedroom 3	3.16m × 3.06m	10'5" × 10'1"
Bedroom 4	3.26m × 2.06m	10'8" × 6'9"

107.5m² | 1,157.1ft²

*Indicates handed plot. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. 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 home specific drawing and information in sales office.

- Dimensions
- DW Dishwasher
- FF Fridge Freezer
- OV Oven
- St Storage
- W Wardrobe
- WC Toilet/cloakroom
- Restricted Headroom





Specification

Get in touch.

**Hopkins Homes at Abbots Vale,
Bury St Edmunds, Suffolk,
IP33 2BS**

what3words: [///graph.cubs.herds](https://www.what3words.com////graph.cubs.herds)

Kitchen

- Choice of kitchen cupboards and slimline worktops with matching upstands/splashbacks*
- Under cupboard LED lighting to wall units
- 1½ white quartz semi-integrated bowl sink to kitchen
- Integrated 50/50 fridge freezer and dishwasher
- Integrated washing machine fitted to kitchen where there isn't separate utility room**
- Single eye level Haier oven with air fry cooking on homes up to 999 ft²
- Two eye level Haier ovens with air fry cooking on homes over 1,000 ft²
- Haier induction hob
- Integrated extractor

Utility Room

- Fitted units to match the kitchen
- Slimline laminate worktops
- Stainless steel sink and chrome mixer tap
- Space for a freestanding washing machine

Bathroom

- Half height tiling to sanitaryware walls
- Homes with one en suite and up to 1,549 ft² - Half height tiling around the bath
- Homes with one en suite and over 1,550 ft² - Full height tiling around the bath
- Homes with no en suite - Full height tiling around the bath
- White Roca sanitaryware with chrome mixer taps
- Hand basin with Driftwood countertop
- Single ended bath
- Floor mounted WC
- Gloss white towel rail

En suite

- Hand basin with Driftwood countertop
- Full height tiling to shower, half height to sanitaryware walls
- Gloss white towel rail
- Floor mounted WC

Flooring

- Moduleo luxury vinyl tile flooring to kitchens and dining areas when open plan, entrance hallways, WC and utility
- Ceramic floor tiling to bathrooms and en suites

Heating, lighting and electrical

- Single or dual zone central heating via air source heat pumps
- Underfloor heating to the ground floor and thermostatically controlled radiators to the upper floors
- Energy efficient downlights to kitchen/dining area, utility room, bathroom, en suite and WC
- Pendant lighting to all remaining areas
- Mains wired smoke detector to all homes
- White sockets and switches
- Ultrafast broadband (subject to future connection)
- Electric Vehicle Charging point

Joinery

- Sliding fitted wardrobes to Principal Bedroom[^]
- Timber staircase with oak handrail

External

- Landscaped front gardens
- Rear garden rotovated
- Outside tap
- Patios with natural paving slabs
- Black up and down lighter



For further information please contact us:

01284 530456

abbots.vale@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 Abbots Vale may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins Homes developments. Other photographs are of the local area or are indicative lifestyle images. All details are correct at time of printing. February 2025.

*All choices are subject to stage of construction. Cloakroom splashback tile from matching selection to bathroom or en suite. This specification is only meant as a guide, some items may vary from home to home. Please check with Sales Executive for home-specific information. Photography depicts previous Hopkins Homes developments.** Utility rooms have space for free-standing

washing machine and/or tumble dryer (not included) subject to house type. Please speak to Sales Executive for full details. [^]Position of fitted wardrobe may vary. Please speak to a Sales Executive for full details. Actual positions of electrical and plumbing items may vary from those shown on floorplans. Please speak to a Sales Executive for full details. Abbots Vale. February 2025.





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