



HOPKINS  
HOMES

# The Tanner's Quarter.

NORTH WALSHAM, NORFOLK

Where tradition *meets tomorrow*



# Life in the heart of North Norfolk, close to coast and countryside.

North Walsham is a thriving market town in the heart of North Norfolk, offering the perfect balance of community, convenience and countryside. Everything you need is close at hand, from supermarkets, cafés and independent shops to schools, leisure facilities and open green spaces. With the coast and countryside on your doorstep, it's a place where convenience and calm come together.

Whether it's a daily commute or a weekend by the sea, everything is within easy reach from North Walsham. Regular train services link directly to Norwich, Cromer and coastal destinations, while the nearby A149 and A140 provide quick routes across the county. By car, Norwich is around half an hour away, giving easy access to all that the city has to offer.

At The Tanner's Quarter, you'll discover a collection of energy-efficient 2, 3 and 4 bedroom homes in a range of thoughtfully designed styles to suit every stage of life, from first-time buyers to growing families and those looking to downsize.

## Key features.



Countryside walks on your doorstep



Excellent transport connections with direct rail services to Norwich



A short drive from the beautiful beaches of the Norfolk Coast



Energy efficient 2, 3 & 4 bedroom homes



A strong selection of schools and education options for all ages



10 year new home warranty



## Our story.

Discover the Hopkins Home difference - where innovation meets tradition.

Our homes boast open-plan layouts and energy-efficient features to maximise space and minimise costs.

But it's our unwavering dedication to craftsmanship that truly sets our homes and communities apart.



Barsham Vale, Beccles

“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

“Buying your first home is daunting enough but 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

# Make your next move with us.

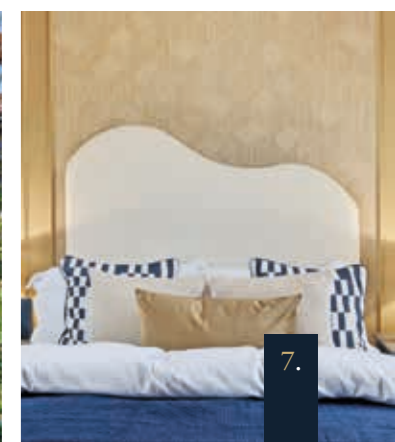
We are proud to establish new communities, as well as contribute positively to the local environment so that our developments feel part of the existing surroundings, via tree planting and the creation of open spaces.



## Why choose a Hopkins home at The Tanner's Quarter.

<p>Energy efficient homes with air source heat pumps and underfloor heating to the ground floor</p>	<p>Homes designed for family life</p>	<p>A blank canvas, waiting for you to add your personal touch</p>	<p>The development will deliver over 10% biodiversity net gain</p>
<p>All homes are built to M4(2) accessibility standards</p>	<p>Wide range of flexible layouts to choose from</p>	<p>3 play areas and acres of public open space</p>	<p>High specification homes with EV charging points</p>

Specification correct at time of print. Please speak with a sales consultant for further information.



# Countryside charms meets modern living in the heart of North Norfolk.

The historic market town of North Walsham offers the perfect balance between rural calm and everyday convenience, surrounded by open countryside and a short drive from the Norfolk Coast. The scenic Weavers' Way footpath runs through the town, spanning 61 miles of countryside, woodland and waterways. Nearby nature reserves and peaceful walks give you plenty of ways to enjoy the outdoors, whether you're exploring with family or simply taking time out in the fresh air.

North Walsham has a strong sense of community. The busy Community Centre is a social hub, home to regular clubs and societies including art and dance classes, a bridge circle, horticultural group and one-off local events and performances. Day-to-day life is well catered for, with medical services, dentists, a library, post office and three major supermarkets, Sainsbury's, Lidl and Waitrose, all within the town.

When it's time to relax, you'll find a great mix of independent cafés, bars and pubs, from the award-winning Shambles Bar Bistro to The Orchard Gardens, known for its local ales and welcoming beer garden. North Walsham Garden Centre is also on your doorstep, offering everything from plants and homeware to a popular café.

For fitness and leisure, the nearby Victory Swim and Fitness Centre offers an indoor pool, gym and a range of classes, while the weekly parkrun at Memorial Park brings the community together. A short drive away, Mundesley Golf Club enjoys panoramic views across the Norfolk countryside and features an 18-hole course and driving range.



Norwich



Weavers' Way



Fairhaven Woodland and Water Garden



## Close by.

Living at The Tanner's Quarter means you're perfectly placed to enjoy the best of Norfolk. The North Norfolk coast is within easy reach, offering endless opportunities for days out. Mundesley, Walcott and Happisburgh are some of the nearest beaches, each with their own charm – from wide sandy stretches and colourful beach huts to dramatic cliffs and peaceful coastal walks. You can take in sea views, explore coastal paths or simply enjoy fish and chips on the beach.

For a change of pace, Norwich is less than half an hour away by road or train. The city combines historic architecture with a modern edge, home to an impressive cathedral, castle museum and medieval lanes filled with independent shops, cafés and restaurants. Its market, galleries and theatres make it an ideal spot for culture, shopping and dining.

There's plenty nearby to keep the whole family entertained. Roarr! Dinosaur Adventure near Lenwade is a popular choice, with outdoor trails, play zones and family events throughout the year. Amazona Zoo in Cromer offers a great day out with more than 200 animals from South America, while Wroxham Barns is a local favourite, with crafts, a junior farm and funfair rides for younger children. For something more energetic, BeWILDerwood in Hoveton delivers an award-winning outdoor adventure park with treehouses, zip lines and storytelling.

Closer to home, there's plenty to explore. The National Trust's Blickling Estate is a Jacobean mansion surrounded by formal gardens, parkland and lakeside walks, and is only a short drive away. Fairhaven Woodland and Water Garden offers 130 acres of ancient woodland and tranquil waterways, with a tearoom and children's nature trail for relaxed family days out.

## Exceptional education close to home.

Families living in North Walsham benefit from a strong choice of schools and education options close to home. The town is served by North Walsham Infant & Junior School, along with the well-regarded North Walsham High School, which includes a sixth form offering a broad range of subjects. Several nearby villages also have highly rated primary schools, giving families flexibility and choice.

For further education, Paston College in the town centre is part of the City College Norwich group and offers A-levels, vocational courses and adult learning. The college has a long-established reputation for academic achievement and community involvement. Younger children are well catered for with nurseries and pre-schools throughout the area, and the University of East Anglia in Norwich provides higher education opportunities within easy reach by road or train.



Blickling Hall



Mundesley Beach



## Amenities.

- |                              |                                                |
|------------------------------|------------------------------------------------|
| Railway station              | Choice of supermarkets                         |
| Schools catering to all ages | Garden centre                                  |
| Fitness and leisure centres  | Dentist                                        |
| Pubs/restaurants/cafés       | Community centre                               |
| GP surgery                   | Post Office                                    |
| Pharmacy                     | Independent and high street stores             |
| Library                      | Memorial Park with tennis courts and play park |



*The Hopton, The Santon,  
The Gainsford, The Flatford  
& The Fincham*

*The Lynford, The Headingham,  
The Sutton, The Bixley  
& The Eaton*

*The Bourne, The Brundon,  
The Keswick, The Southorpe,  
& The Gosfield*

*The Heacham*

**KITCHEN**

Choice of flat front units and drawers	•			
Choice of shaker style units and drawers		•	•	•
LED Lighting to wall units	•	•	•	•
Choice of slimline laminate worktop, matching upstand and splashback	•	•	•	•
White quartz kitchen sink with chrome mixer tap	•	•	•	•
Haier single oven with 'Air Fry' cooking	•			
Two Haier single ovens both with 'Air Fry' cooking		•	•	•
Haier 4 zone induction hob	•	•		
Haier 6 zone induction hob			•	•
Integrated cooker hood	•	•	•	•
Integrated 50/50 fridge freezer	•	•	•	•
Integrated dishwasher	•	•	•	•
Integrated washing machine (only applicable when washing machine located in the kitchen)	•			
Stainless steel sink with chrome tap in utility room (where applicable)		•	•	•

**BATHROOM & EN SUITE**

Choice of ceramic floor and wall tiles	•	•	•	•
Ceramic floor tiles to bathrooms and en suites	•	•	•	•
Half-height tiling to walls with sanitaryware	•	•	•	•
Full-height tiling around the bath to homes with one en suite				•
Full-height tiling to the bath to homes with no en suite	•			
Full-height tiling to separate shower cubicles	•	•	•	•
Roca white sanitaryware	•	•	•	•
Chrome mixer taps	•	•	•	•

**ELECTRICAL**

White sockets, data, TV point and switches (refer to working drawing for location)	•	•	•	•
White downlights to kitchens, dining areas when open plan, utility, bathroom and en suites	•	•	•	•
Low energy pendant lighting to all remaining areas	•	•	•	•
Smoke alarm (refer to working drawing for location)	•	•	•	•
Carbon monoxide alarm (refer to working drawing for location)	•	•	•	•

**INTERNAL FEATURES**

Timber staircase with oak handrail and newel cap	•	•	•	•
5-panel vertically grooved doors with chrome ironmongery	•	•	•	•
All walls painted in matt white emulsion	•	•	•	•
All woodwork painted white	•	•	•	•
Amtico Spacia flooring to ground floor open plan kitchen/living/dining areas, hallway and WC	•	•	•	•
Mirrored sliding wardrobes to principal bedroom	•	•	•	•
Traditional Ogee style skirting and architraves	•	•	•	•

**EXTERNAL FEATURES**

Landscaped front garden	•	•	•	•
Rear garden rotovated	•	•	•	•
Patio in natural finish paving slabs	•	•	•	•
Highly efficient double glazed UPVC windows with matching patio doors or aluminum bi-fold doors (as shown on plans)	•	•	•	•
Up and Down led light as indicated on working drawings	•	•	•	•
Composite front door with multi-point locking system	•	•	•	•

**HEATING**

Air source heat pump	•	•	•	•
Underfloor heating to the ground floor	•	•	•	•
Radiators to upper floors	•	•	•	•
Gloss white towel rails to bathroom and en suites	•	•	•	•

# The Tanner's Quarter.

NORTH WALSHAM, NORFOLK

PREVIOUS HOPKINS HOMES DEVELOPMENT



### Key

- S/S SUB STATION
- V VISITOR PARKING
- R LOCAL FACILITY PARKING
- (h) HANDED PLOT
- (b) BUNGALOW
- SELF BUILD PLOTS
- PRE-SOLD HOMES
- MARKETING SUITE AND SHOW HOME

## 2 Bedroom Homes

- THE HOPTON**  
Plots 24, 25(h), 53(h), 54, 84(h), 85
- THE SANTON (b)**  
Plots 10(h), 11

## 3 Bedroom Homes

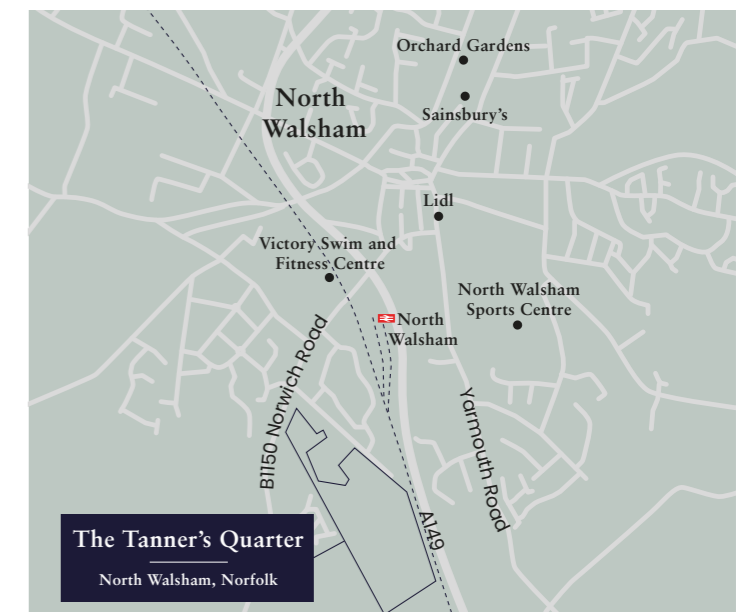
- THE GAINSFORD**  
Plots 19(h), 20(h), 21(h), 22(h), 41, 42(h), 49(h), 50, 64(h), 65, 82(h), 83, 86(h)
- THE FLATFORD**  
Plots 15(h), 16(h), 17(h), 26, 27(h), 62(h), 63, 66(h), 67, 68(h), 69
- THE FINCHAM (b)**  
Plots 14(h), 28
- THE LYNFORD**  
Plots 18, 23(h), 40, 48, 60, 61(h), 70, 71(h), 77, 78(h), 87(h)

- THE HEADINGHAM**  
Plots 55(h), 58, 75(h), 76
- THE SUTTON**  
Plots 5, 6(h), 43(h), 44, 51(h), 52, 73(h), 74, 89(h), 90
- THE EATON**  
Plots 1(h), 2(h), 3(h), 56(h), 57
- THE BOURNE (b)**  
Plots 8, 9, 12, 13(h)

## 4 Bedroom Homes

- THE BIXLEY**  
Plot 91
- THE BRUNDON**  
Plots 47(h), 79
- THE KESWICK**  
Plots 4, 7(h), 88
- THE SOUTHORPE**  
Plots 45, 81
- THE CHELMER**  
Plot 72
- THE GOSFIELD**  
Plot 80
- THE HEACHAM**  
Plots 46(h), 59(h)

Development released in phases. Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer generated images, floor plans, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Development layout not to scale, for indication only.





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## The Hopton.

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**TWO BEDROOM HOUSE**

787ft<sup>2</sup> | 73m<sup>2</sup>



# The Hopton.

## TWO BEDROOM HOUSE

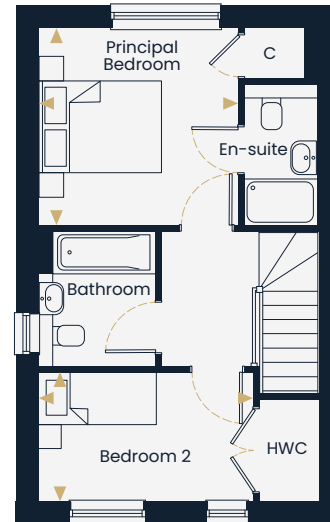
Plots 24, 25(h), 53(h), 54, 84(h) & 85



Ground Floor



First Floor



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

Living Room 3.84m x 3.54m 12'7" x 11'7"

Principal Bedroom 3.29m x 3.24m 10'9" x 10'7"

Bedroom 2 3.54m x 2.13m 11'7" x 7'0"

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. Furniture size and layout is indicative only and not to scale.

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.

- (h) Handed
- ▶ Denotes where dimensions are taken from
- HWC Hot Water Cylinder
- W Wardrobe
- C Cupboard



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## The Santon.

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**TWO BEDROOM HOUSE**

811ft<sup>2</sup> | 75m<sup>2</sup>



# The Santon.

## TWO BEDROOM HOUSE

Plots 10(h) & 11



Ground Floor



Kitchen	3.75m x 2.54m	12'4" x 8'4"
Living / Dining Area	5.76m x 3.24m	18'11" x 10'8"
Principal Bedroom	4.24m x 3.65m	13'11" x 12'0"
Bedroom 2	3.09m x 2.94m	10'2" x 9'8"

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# The Gainsford.

**THREE BEDROOM HOUSE**

844ft<sup>2</sup> | 78m<sup>2</sup>



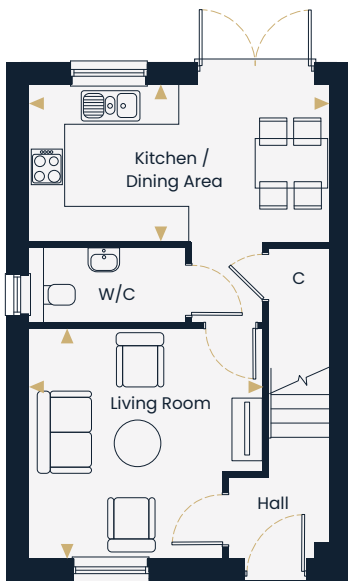
# The Gainsford.

## THREE BEDROOM HOUSE

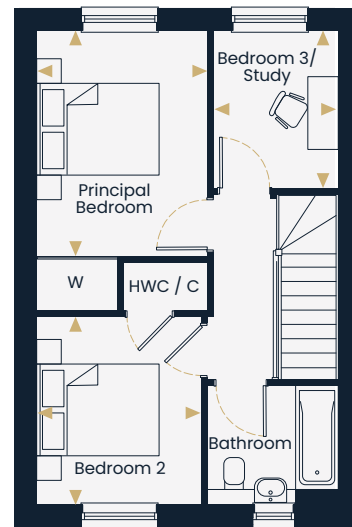
Plots 19(h), 20(h), 21(h), 22(h), 41, 42(h), 49(h), 50, 64(h), 65, 82(h), 83 & 86(h)



Ground Floor



First Floor



Kitchen / Dining Area 4.96m x 2.59m 16'3" x 8'6"

Living Room 3.84m x 3.78m 12'7" x 12'5"

Principal Bedroom 3.72m x 2.81m 12'2" x 9'3"

Bedroom 2 3.08m x 2.70m 10'1" x 8'10"

Bedroom 3/Study 2.59m x 2.05m 8'6" x 6'9"

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# The Flatford.

**THREE BEDROOM HOUSE**

986ft<sup>2</sup> | 92m<sup>2</sup>



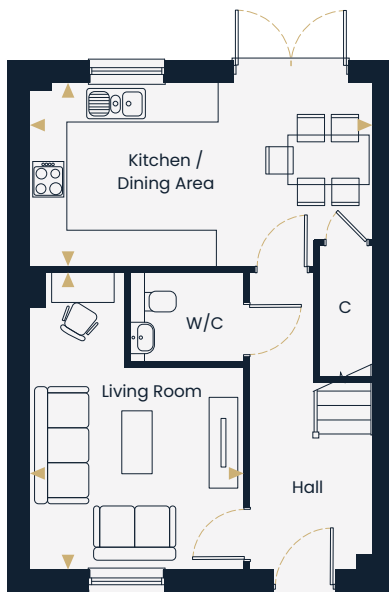
# The Flatford.

## THREE BEDROOM HOUSE

Plots 15(h), 16(h), 17(h), 26, 27(h), 62(h), 63, 66(h), 67, 68(h) & 69



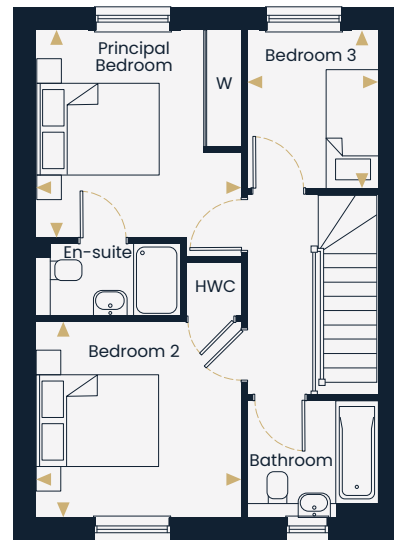
Ground Floor



Kitchen / Dining Area 5.63m x 3.03m 18'6" x 9'11"

Living Room 4.89m x 3.52m 16'1" x 11'6"

First Floor



Principal Bedroom 3.41m x 3.37m 11'2" x 11'1"

Bedroom 2 3.37m x 3.22m 11'1" x 10'7"

Bedroom 3 2.59m x 2.16m 8'6" x 7'1"

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## The Fincham.

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**THREE BEDROOM BUNGALOW**

1,005ft<sup>2</sup> | 93m<sup>2</sup>



# The Fincham.

## THREE BEDROOM BUNGALOW

Plots 14(h) & 28



Ground Floor



Kitchen	3.62m x 2.83m	11'11" x 9'3"
Dining Area	2.93m x 2.83m	9'7" x 9'3"
Living Room	4.03m x 3.74m	13'3" x 12'3"
Principal Bedroom	3.33m x 3.24m	10'11" x 10'8"
Bedroom 2	3.62m x 3.06m	11'11" x 10'0"
Bedroom 3	3.34m x 2.60m	10'11" x 8'6"

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## The Lynford.

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**THREE BEDROOM HOUSE**

1,050ft<sup>2</sup> | 98m<sup>2</sup>



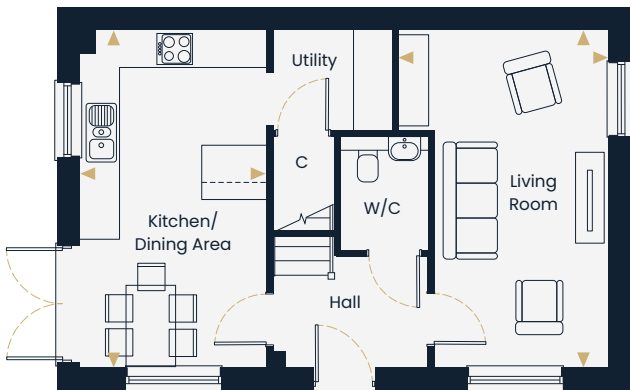
# The Lynford.

## THREE BEDROOM HOUSE

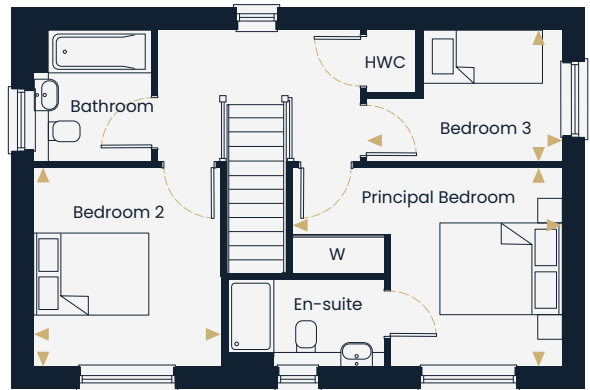
Plots 18, 23(h), 40, 48, 60, 61(h), 70, 71(h), 77, 78(h) & 87(h)



Ground Floor



First Floor



Kitchen / Dining Area	5.54m x 3.05m	18'2" x 10'0"
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Living Room	5.54m x 3.45m	18'2" x 11'4"
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Principal Bedroom	4.40m x 3.28m	14'5" x 10'9"
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Bedroom 2	3.28m x 3.07m	10'9" x 10'1"
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Bedroom 3	3.22m x 2.16m	10'7" x 7'1"
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# The Headingham.

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**THREE BEDROOM HOUSE**

1,092ft<sup>2</sup> | 101m<sup>2</sup>



# The Headingham.

## THREE BEDROOM HOUSE

Plots 55(h), 58, 75(h) & 76



Ground Floor

First Floor



Kitchen / Dining Area 5.81m x 3.02m 19'1" x 9'11"

Living Room 5.81m x 3.00m 19'1" x 9'11"

Principal Bedroom 4.27m x 3.02m 14'0" x 9'11"

Bedroom 2 5.95m x 2.70m 19'6" x 8'10"

Bedroom 3 3.04m x 1.85m 10'0" x 6'1"

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## The Sutton.

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**THREE BEDROOM HOUSE**

1,092ft<sup>2</sup> | 102m<sup>2</sup>



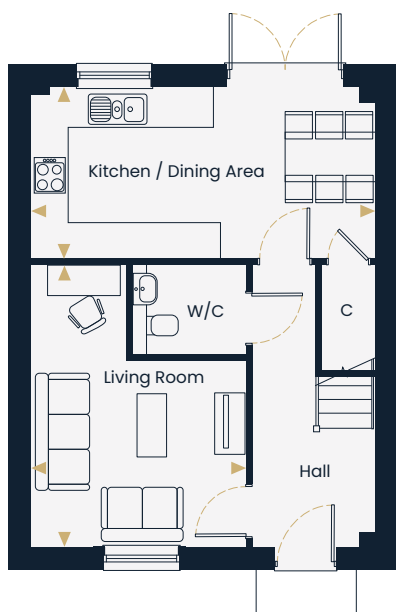
# The Sutton.

## THREE BEDROOM HOUSE

Plots 5, 6(h), 43(h), 44, 51(h), 52, 73(h), 74, 89(h) & 90

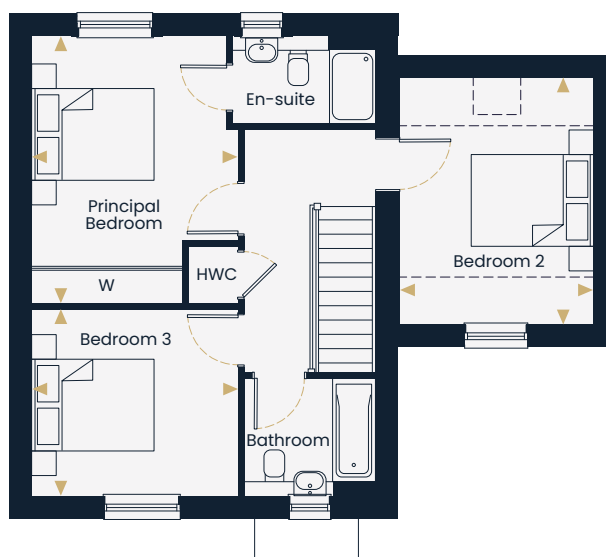


Ground Floor



Undercroft  
Parking

First Floor



Kitchen / Dining Area 5.65m x 2.83m 18'6" x 9'3"

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

Principal Bedroom 4.39m x 3.20m 14'5" x 10'6"

Bedroom 2 4.07m x 3.15m 13'4" x 10'4"

Bedroom 3 3.39m x 3.08m 11'1" x 10'1"

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- ☐ Rooflight
- Indicates reduced head height



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## The Eaton.

**THREE BEDROOM HOUSE**

1,205ft<sup>2</sup> | 112m<sup>2</sup>



# The Eaton.

## THREE BEDROOM HOUSE

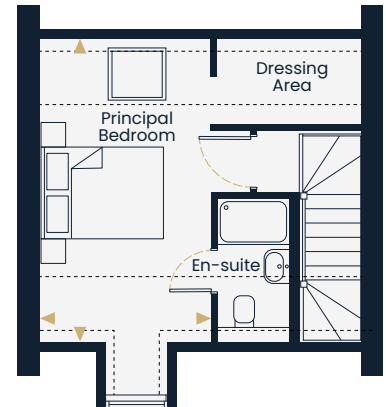
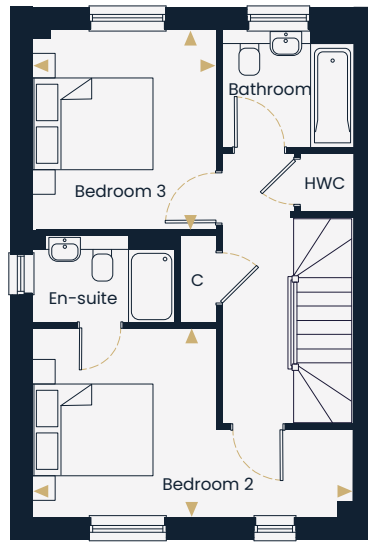
Plots 1(h), 2(h), 3(h), 56(h) & 57



Ground Floor

First Floor

Second Floor



Kitchen / Dining Area  
5.29m x 3.00m      17'4" x 9'10"

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

Bedroom 2  
5.29m x 3.10m      17'4" x 10'2"

Bedroom 3  
3.29m x 2.99m      10'10" x 9'10"

Principal Bedroom  
4.96m x 2.81m      16'3" x 9'3"

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- HWC Hot Water Cylinder
- W Wardrobe
- C Cupboard
- ☐ Rooflight
- Indicates reduced head height



HOPKINS  
HOMES

## The Bourne.

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**THREE BEDROOM BUNGALOW**

1,247ft<sup>2</sup> | 116m<sup>2</sup>



# The Bourne.

## THREE BEDROOM BUNGALOW

Plots 8, 9, 12 & 13(h)



Ground Floor



Kitchen / Dining Area	5.31m x 4.96m	17'5" x 16'3"
Living Room	6.66m x 3.87m	21'10" x 12'8"
Principal Bedroom	3.82m x 3.74m	12'6" x 12'3"
Bedroom 2	4.31m x 3.06m	14'2" x 10'0"
Bedroom 3	4.31m x 3.62m	14'2" x 11'11"

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- (h) Handed
- ▶ Denotes where dimensions are taken from
- HWC Hot Water Cylinder
- W Wardrobe
- C Cupboard



HOPKINS  
HOMES

## The Bixley.

---

**FOUR BEDROOM HOUSE**

1,188ft<sup>2</sup> | 110m<sup>2</sup>



# The Bixley.

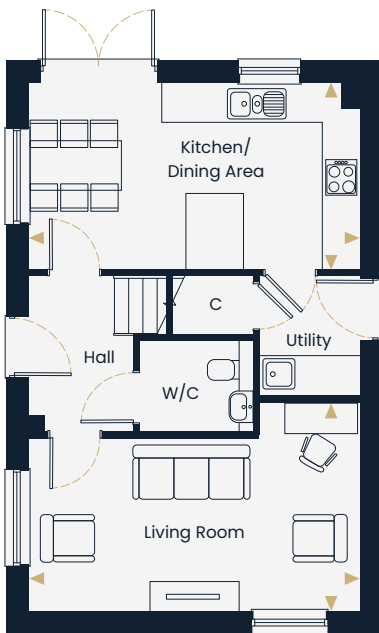
## FOUR BEDROOM HOUSE

Plots 91

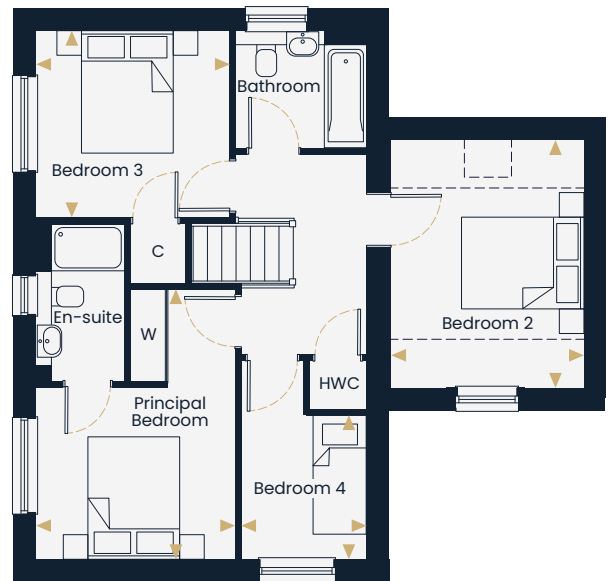


Ground Floor

First Floor



Undercroft  
Parking



Kitchen / Dining Area 5.42m x 3.07m 17'9" x 10'1"

Living Room 5.42m x 3.42m 17'9" x 11'3"

Principal Bedroom 4.44m x 3.27m 14'7" x 10'9"

Bedroom 2 4.07m x 3.15m 13'4" x 10'4"

Bedroom 3 3.17m x 3.07m 10'5" x 10'1"

Bedroom 4 2.36m x 2.06m 7'9" x 6'9"

- (h) Handed
- ▶ Denotes where dimensions are taken from
- HWC Hot Water Cylinder
- W Wardrobe
- C Cupboard
- Indicates reduced head height

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HOPKINS  
HOMES

## The Brundon.

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**FOUR BEDROOM HOUSE**

1,250ft<sup>2</sup> | 116m<sup>2</sup>



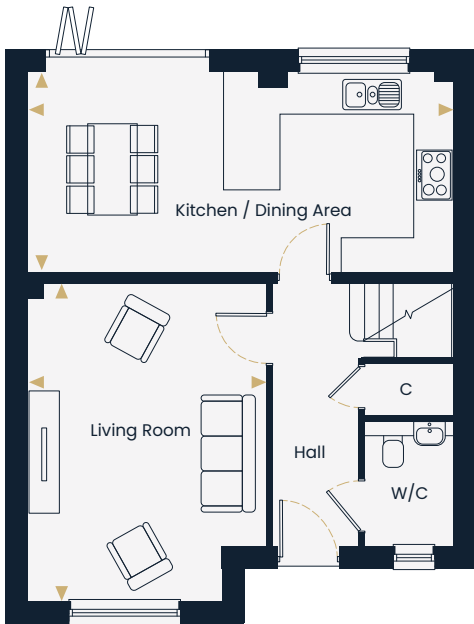
# The Brundon.

## FOUR BEDROOM HOUSE

Plots 47(h) & 79



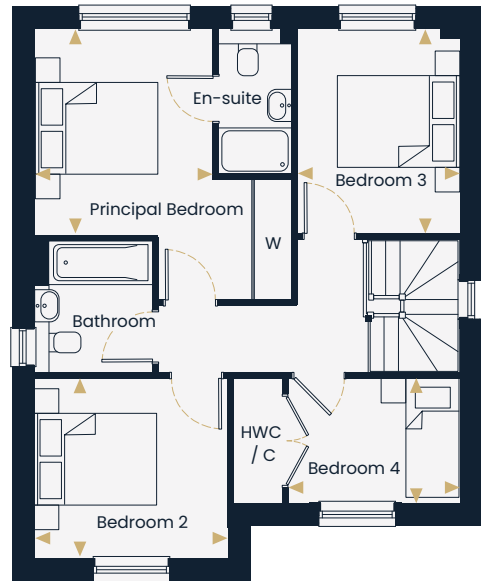
Ground Floor



Kitchen / Dining Area 6.99m x 3.30m 22'11" x 10'10"

Living Room 5.24m x 3.92m 17'2" x 12'10"

First Floor



Principal Bedroom 3.37m x 2.93m 11'1" x 9'7"

Bedroom 2 3.17m x 2.95m 10'5" x 9'8"

Bedroom 3 3.35m x 2.67m 11'0" x 8'9"

Bedroom 4 2.83m x 2.03m 9'3" x 6'8"

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- W Wardrobe
- C Cupboard



HOPKINS  
HOMES

## The Keswick.

---

**FOUR BEDROOM HOUSE**

1,341ft<sup>2</sup> | 125m<sup>2</sup>



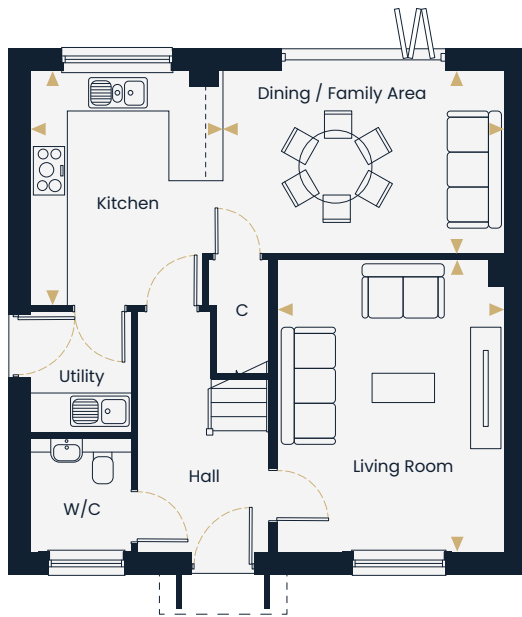
# The Keswick.

## FOUR BEDROOM HOUSE

Plots 4, 7(h) & 88



Ground Floor



First Floor



Kitchen	3.85m x 3.16m	12'7" x 10'4"
---------	---------------	---------------

Dining / Family Area	4.63m x 3.00m	15'2" x 9'2"
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Living Room	4.80m x 3.73m	15'9" x 12'3"
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Principal Bedroom	3.78m x 3.29m	12'5" x 10'9"
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Bedroom 2	3.84m x 3.31m	12'7" x 10'10"
-----------	---------------	----------------

Bedroom 3	3.22m x 2.63m	10'7" x 8'8"
-----------	---------------	--------------

Bedroom 4	3.07m x 2.79m	10'1" x 9'2"
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- (h) Handed
- ▶ Denotes where dimensions are taken from
- HWC Hot Water Cylinder
- W Wardrobe
- C Cupboard



HOPKINS  
HOMES

## The Southorpe.

---

**FOUR BEDROOM HOUSE**

1,470ft<sup>2</sup> | 137m<sup>2</sup>



# The Southorpe.

## FOUR BEDROOM HOUSE

Plots 45 & 81



Ground Floor

First Floor



Kitchen	4.19m x 3.97m	13'9" x 13'0"
Dining Area	3.66m x 3.27m	12'0" x 10'9"
Living Room	5.54m x 3.35m	18'2" x 11'0"
Study	3.24m x 1.95m	10'8" x 6'5"

Principal Bedroom	3.51m x 3.41m	11'6" x 11'2"
Bedroom 2	4.19m x 3.04m	13'9" x 10'0"
Bedroom 3	3.05m x 2.80m	10'0" x 9'2"
Bedroom 4	3.07m x 2.34m	10'1" x 7'8"

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- HWC Hot Water Cylinder
- W Wardrobe
- C Cupboard



HOPKINS  
HOMES

## The Chelmer.

---

**FOUR BEDROOM HOUSE**

1,476ft<sup>2</sup> | 137m<sup>2</sup>



# The Chelmer.

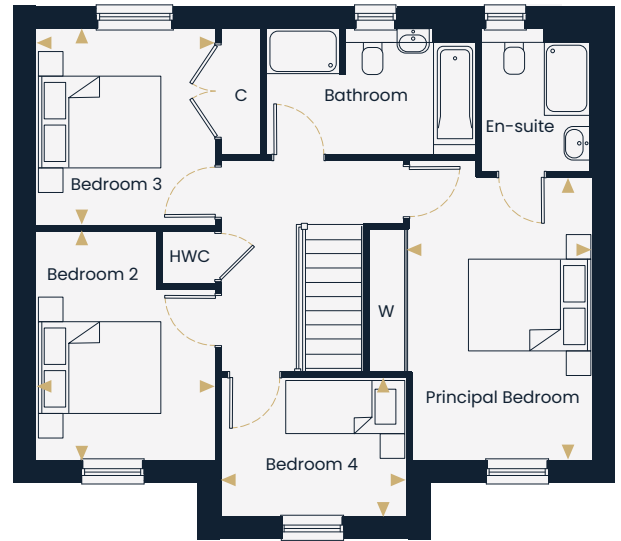
## FOUR BEDROOM HOUSE

Plot 72



Ground Floor

First Floor



Kitchen / Dining Area	7.02m x 2.95m	23'0" x 9'8"
Family Area	2.95m x 2.12m	9'8" x 6'11"
Living Room	4.01m x 3.66m	13'2" x 11'0"
Study	2.94m x 1.94m	9'8" x 6'4"

Principal Bedroom	4.67m x 3.01m	15'4" x 9'11"
Bedroom 2	3.78m x 2.94m	12'5" x 9'8"
Bedroom 3	3.23m x 2.94m	10'7" x 9'8"
Bedroom 4	3.06m x 2.26m	10'0" x 7'5"

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- HWC Hot Water Cylinder
- W Wardrobe
- C Cupboard



HOPKINS  
HOMES

## The Gosfield.

---

**FOUR BEDROOM HOUSE**

1,470ft<sup>2</sup> | 137m<sup>2</sup>



# The Gosfield.

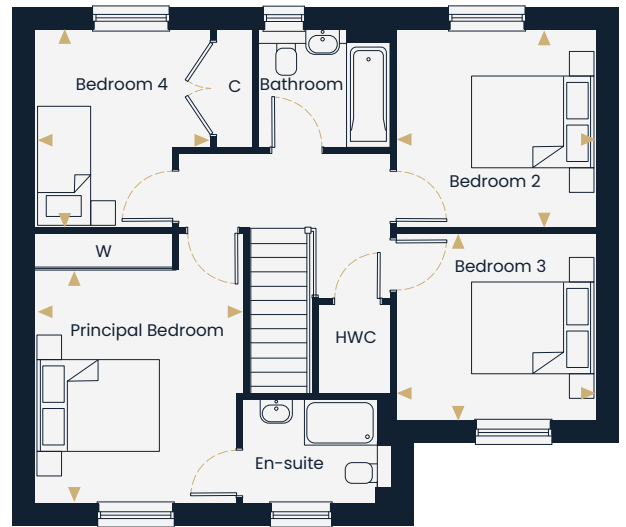
## FOUR BEDROOM HOUSE

Plot 80



Ground Floor

First Floor



Kitchen / Dining Area 6.17m x 3.15m 20'3" x 10'4"

Family Area 3.15m x 3.08m 10'4" x 10'1"

Living Room 4.49m x 3.45m 14'9" x 11'4"

Principal Bedroom 3.83m x 3.45m 12'7" x 11'4"

Bedroom 2 3.28m x 3.26m 10'9" x 10'8"

Bedroom 3 3.28m x 3.08m 10'9" x 10'1"

Bedroom 4 3.26m x 2.90m 10'8" x 9'6"

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- C Cupboard



HOPKINS  
HOMES

# The Heacham.

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**FOUR BEDROOM HOUSE**

1,574ft<sup>2</sup> | 146m<sup>2</sup>



# The Heacham.

## FOUR BEDROOM HOUSE

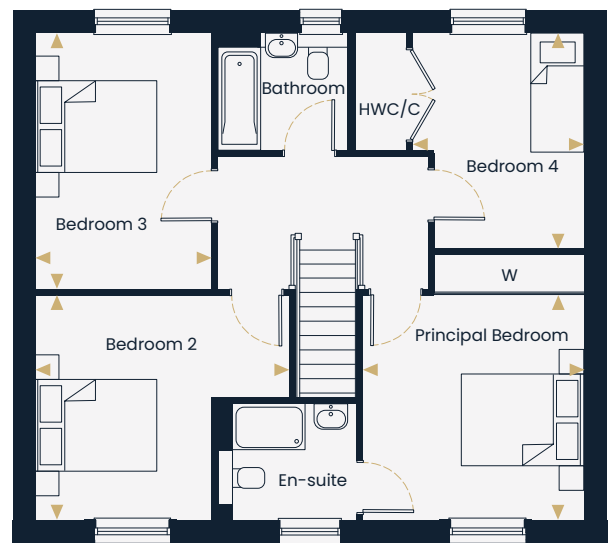
Plots 46(h) & 59(h)



Ground Floor



First Floor



Kitchen	4.36m x 3.23m	14'4" x 10'7"
Dining / Family Area	4.66m x 3.23m	15'3" x 10'7"
Living Room	4.64m x 3.62m	15'2" x 11'10"
Study	3.18m x 2.61m	10'5" x 8'7"

Principal Bedroom	3.70m x 3.65m	12'2" x 12'0"
Bedroom 2	4.17m x 3.70m	13'8" x 12'2"
Bedroom 3	4.21m x 2.89m	13'10" x 9'6"
Bedroom 4	3.55m x 2.84m	11'8" x 9'4"

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- C Cupboard



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70

AWARDS AND COUNTING

16

WHATHOUSE? AWARDS

34

NHBC AWARDS

3

YEARS IN THE LSE 1000 COMPANIES TO INSPIRE BRITAIN





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# The Tanner's Quarter.

NORTH WALSHAM, NORFOLK



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**What3words:** ///bulk.named.gourmet  
**Telephone:** 01692 660462  
**Email:** [thetannersquarter@hopkinshomes.co.uk](mailto:thetannersquarter@hopkinshomes.co.uk)

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**Norwich** 16 miles  
**Great Yarmouth** 25 miles

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**Cromer** 18 mins  
**Norwich** 24 mins  
**Sheringham** 31 mins

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Book your appointment at:  
[hopkinshomes.co.uk](http://hopkinshomes.co.uk)

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