



HOPKINS
HOMES



Brundall Meadows.

BRUNDALL, NORFOLK

Find your *no place like it*



The perfect balance of rural charm and city convenience.

Brundall is a charming riverside village where everything you need is close at hand. From a supermarket, pubs and cafés to schools, green spaces and nature reserves, it's a community designed for simple and convenient everyday living in the heart of the Norfolk countryside.

The Norfolk Broads are right on your doorstep, offering endless opportunities to enjoy the water, spot local wildlife or walk in open countryside. And with Norwich less than eight miles away, you'll have quick access to the city's shops, restaurants and cultural attractions.

Brundall Meadows brings you a range of energy-efficient 2, 3, 4 & 5 bedroom homes, carefully designed for modern living. From first-time buyers to growing families and those looking to downsize, you'll find a home that's just right for you.

Key features.



Vibrant new community, close to Norwich



Energy-efficient 2, 3, 4 & 5 bedroom homes



Excellent transport links



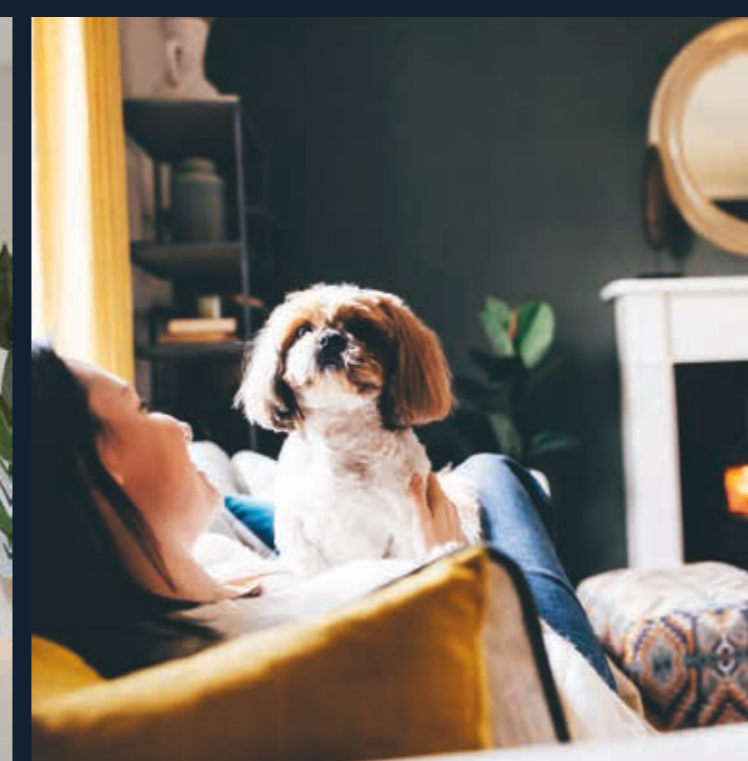
Good range of local amenities



On-site village green and play area



10-year guarantee



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.



St George's Park, Needham Market



“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.”

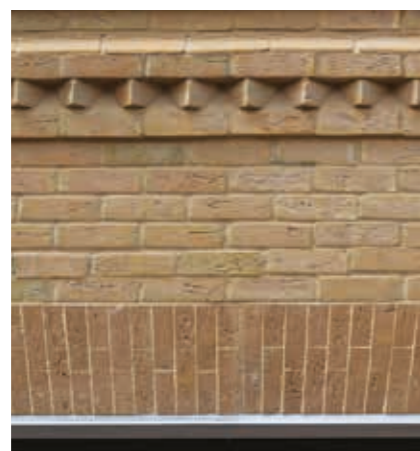
Ella Dowling – Woodland Rise, Barrow

“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 Brundall Meadows.



Energy-efficient homes with air source heat pumps and underfloor heating to the ground floor



High-quality craftsmanship and attention to detail



Peace of mind of a 10-year new home warranty



Idyllic village setting, close to Norwich



High-specification kitchen made in Britain with integrated appliances



Wide range of flexible layouts to choose from



Decades of experience creating communities residents love



Electric vehicle charging points

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



Peaceful village life with city and coast close by.

Brundall is a thriving riverside village on the River Yare in the Norfolk Broads, conveniently located between Norwich and Great Yarmouth. Living here means you're surrounded by countryside, waterways and wide-open skies, yet you're less than 20 minutes from the vibrant city of Norwich and only a short drive from the coast.

You don't have to go far for everyday needs. The village centre has a Co-op supermarket, independent shops and cafés, a GP surgery, pharmacy, dentist and a library. Bigger supermarkets are less than five miles away. A short stroll from home is The Ram Inn, a much-loved community pub, while The White Heron sits on the banks of the River Yare serving food all day alongside local ales.

Brundall Memorial Hall is at the heart of the village community, home to clubs and classes from yoga to badminton, as well as the Local History Group. Younger ones can join groups such as Brownies or Guides. And if gardening is your thing, you'll find allotments at two sites in the village.

You can choose to exercise at the custom-built Brundall Swimming Pool or take part in the weekly parkrun at Brundall Countryside Park. Norfolk Premier Golf is right next to Brundall Meadows and includes a nine-hole course, driving range, adventure golf and even padel courts. Bannatyne Health Club and Spa is just a 10-minute drive away.



Close by.

Good travel connections make it easy to get around from Brundall. The village has its own train station, with direct services into Norwich in just 10 minutes, making commuting or a quick trip into the city straightforward. By car, the A47 links you to Norwich in less than 10 miles and Great Yarmouth is only 15 miles away. While regular bus services keep you well connected locally. Norwich Airport is only 12 miles away, with national and European flights when you need them.

Nature is never far from home. Cremer's Meadow Nature Reserve is a short stroll from your doorstep, ideal for a break in the fresh air or a dog walk. On the outskirts of the village lies RSPB Strumpshaw Fen, one of the region's best spots for birdwatching, where you may also catch sight of Highland cattle. A 5 mile drive takes you to Fairhaven Woodland and Water Gardens, with 130 acres of ancient woodland, a children's trail, tearoom and shop. And of course, you can take to the water and explore the Broads by boat, kayak or paddleboard.

There's plenty to keep the whole family entertained. Banham Zoo, Roarr! Dinosaur Adventure, Africa Alive and Pleasurewood Hills theme park all make for exciting days out. For a change of pace, head to the East Norfolk coast. Spot the seals at Horsey Gap, enjoy award-winning sands at Sea Palling or brave the rides at Great Yarmouth Pleasure Beach.

When you want city life, Norwich has everything you need. Explore its bustling market, shop the biggest high street names alongside independent boutiques and antiques. For history, wander medieval streets, visit Norwich Cathedral, or step inside Norwich Castle with its museum and art gallery.

Quality education close to home.

Families moving to Brundall will find a good choice of schools close by. The village has its own primary school within walking distance from home. For secondary education, Thorpe St Andrew School and Sixth Form is within easy reach and offers a wide range of subjects and facilities. Further options can be found in Norwich, including independent schools such as Norwich School and Norwich High School for Girls.

For younger children, there are nurseries and pre-school settings in and around the village, providing flexible childcare to suit family life. As they grow, students benefit from excellent transport links into Norwich for college and higher education opportunities. The University of East Anglia, recognised for its teaching and research, is only a short journey away.



Amenities.

- Co-op supermarket for everyday groceries
- Brundall Railway Station with direct trains to Norwich
- Easy access to Norwich City Centre
- A village primary school on your doorstep
- Located on the River Yare with access for boating

- Surrounded by the natural beauty of the National Park
- Traditional pubs serving locally sourced food and ales
- On-site village green and country park
- Essential health services including a GP surgery, pharmacy, and dentist



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.



70

AWARDS AND COUNTING

16

WHATHOUSE? AWARDS

34

NHBC AWARDS

3

YEARS IN THE LSE 1000 COMPANIES TO INSPIRE BRITAIN



Brundall Meadows.

BRUNDALL, NORFOLK

Key

- LOG RETAINING WALL
- S/S SUB STATION
- P/S PUMPING STATION
- V VISITOR PARKING
- R LOCAL FACILITY PARKING
- (h) HANDED PLOT
- (b) BUNGALOW
- AFFORDABLE HOMES
- SHOW HOME

2 Bedroom Homes

THE HOPTON
Plots 28, 29(h), 30(h), 32(h), 33, 36(h), 38(h), 39, 95, 96(h), 103(h), 128(h), 130(h), 142, 145(h) & 146

THE SANTON (b)
Plots 132(h) & 133

3 Bedroom Homes

THE ASHBY (b)
Plot 170

THE FLATFORD
Plots 15, 16(h), 19(h), 31, 94, 97, 98(h), 99, 100(h), 105, 106(h), 112(h), 129, 131 & 141(h)

THE LYNFORD
Plots 34(h), 35, 37(h), 40(h), 93, 101(h), 102, 111(h), 113, 140(h) & 144

THE HEADINGHAM
Plots 42, 43(h), 66, 76(h) & 77

THE SUTTON
Plots 2, 4, 5(h), 17, 18, 44(h), 45, 107, 136, 147(h), 148(h) & 167

THE EATON
46, 47(h), 67(h), 68, 69(h), 70(h), 71(h), 78, 79(h), 80, 81(h), 82 & 83(h)

4 Bedroom Homes

THE BIXLEY
Plots 3(h), 108(h), 135(h), 149 & 166(h)

THE KESWICK
Plots 23(h), 41, 88(h), 134 & 143

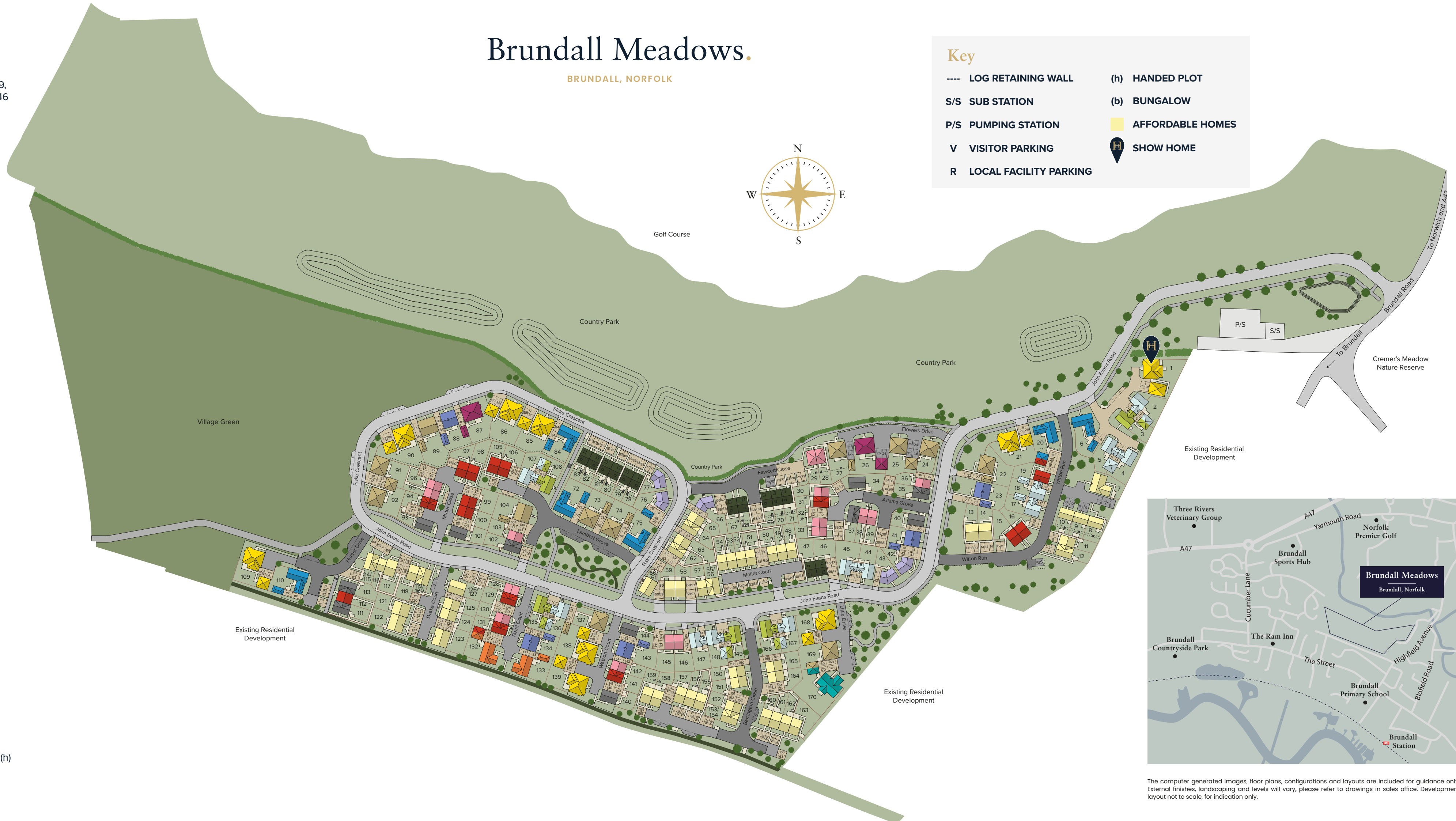
THE HEACHAM
Plots 22(h), 24(h), 25, 27, 73(h), 74(h), 89(h), 91(h), 92, 104, 137 & 169

THE CHILTERN
Plots 6, 20(h), 72, 75(h), 84 & 110

THE APPLETON
Plots 26(h) & 87

5 Bedroom Homes

THE THURTON
Plots 1, 21(h), 85, 86, 90, 109(h), 138, 139 & 168(h)



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.



*The Hopton, The Santon
& The Flatford*

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

The Keswick

*The Heacham, The Chiltern,
The Appleton & The Thurton*

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

Media plate with sockets, data and TV point (Refer to working drawing for location)	•	•	•	•
White downlights to kitchens, dining areas when open plan, utility, bathroom & 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 & 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	•	•	•	•



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The Hopton.

TWO BEDROOM HOUSE

787ft² | 73m²



The Hopton.

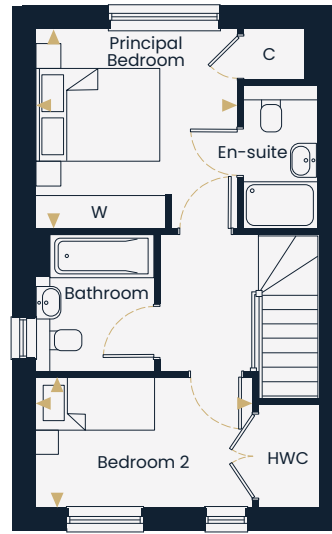
TWO BEDROOM HOUSE

Plots 28, 29(h), 30(h), 32(h), 33, 36(h), 38(h), 39, 95, 96(h), 103(h), 128(h), 130(h), 142, 145(h) & 146



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"

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



HOPKINS
HOMES

The Santon.

TWO BEDROOM HOUSE

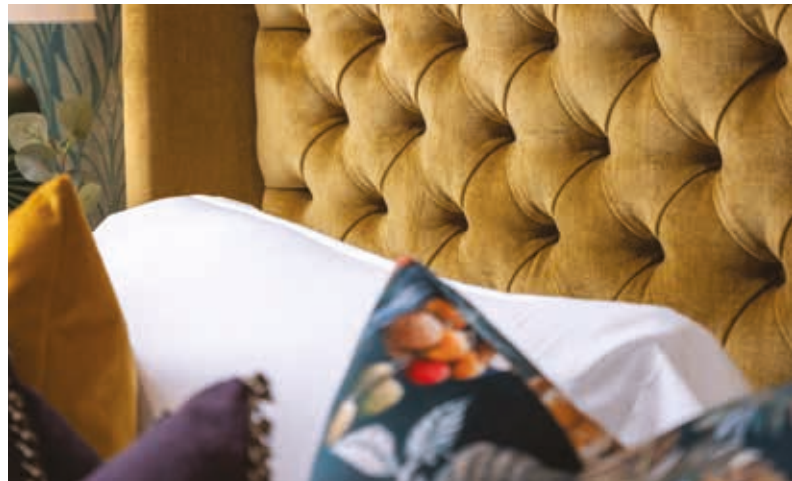
811ft² | 75m²



The Santon.

TWO BEDROOM HOUSE

Plots 132(h) & 133



Ground Floor



Kitchen	3.54m x 2.57m	11'7" x 8'5"
Living/Dining Area	5.81m x 3.28m	19'1" x 10'9"
Principal Bedroom	4.27m x 3.69m	14'0" x 12'1"
Bedroom 2	3.12m x 2.98m	10'3" x 9'9"

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HOPKINS
HOMES

The Flatford.

THREE BEDROOM HOUSE

986ft² | 92m²



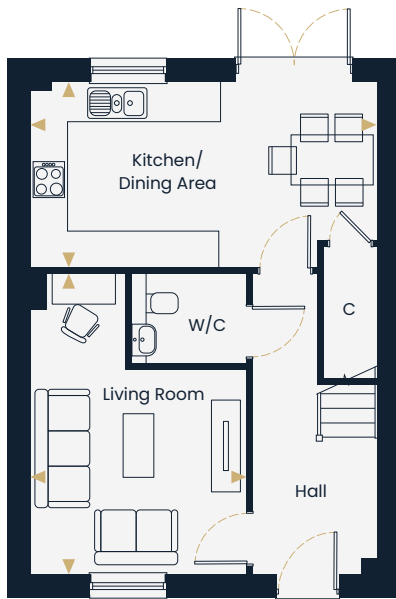
The Flatford.

THREE BEDROOM HOUSE

Plots 15, 16(h), 19(h), 31, 94, 97, 98(h), 99, 100(h), 105, 106(h), 112(h), 129, 131 & 141(h)



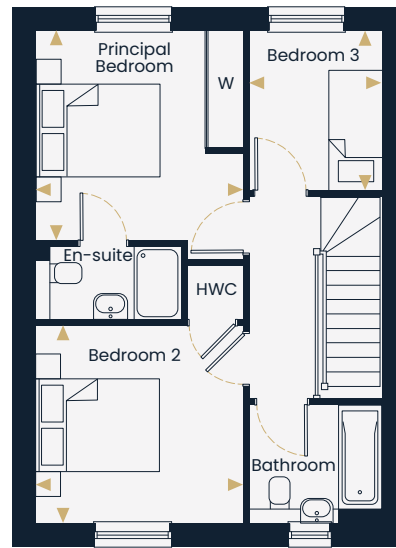
Ground Floor



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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HOPKINS
HOMES

The Lynford.

THREE BEDROOM HOUSE

1,050ft² | 98m²



The Lynford.

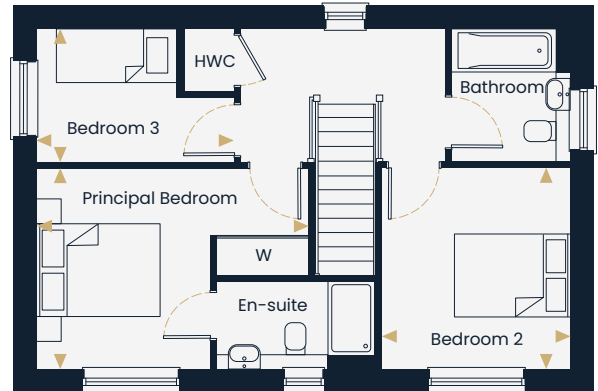
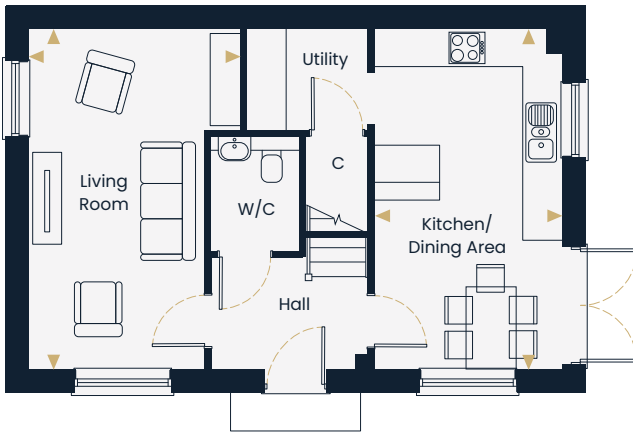
THREE BEDROOM HOUSE

Plots 34(h), 35, 37(h), 40(h), 93, 101(h), 102, 111(h), 113, 140(h) & 144



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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HOPKINS
HOMES

The Headingham.

THREE BEDROOM HOUSE

1,092ft² | 101m²



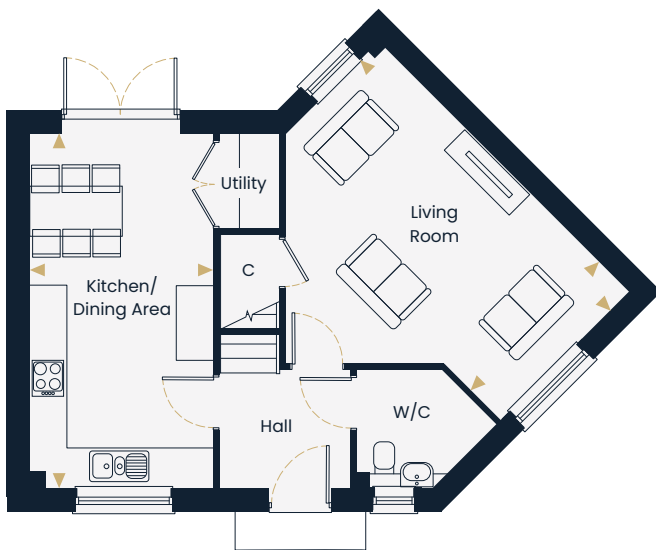
The Headingham.

THREE BEDROOM HOUSE

Plots 42, 43(h), 66, 76(h) & 77



Ground 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"

First Floor



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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HOPKINS
HOMES

The Sutton.

THREE BEDROOM HOUSE

1,092ft² | 102m²



The Sutton.

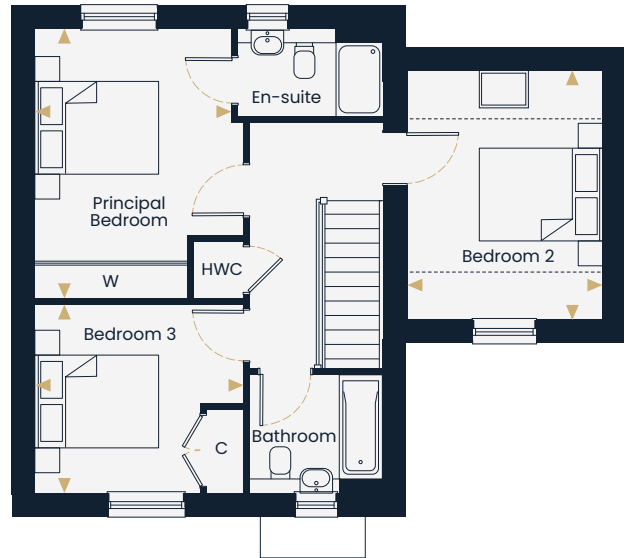
THREE BEDROOM HOUSE

Plots 2, 4, 5(h), 17, 18, 44(h), 45, 107, 136, 147(h), 148(h) & 167



Ground Floor

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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(h) Handed

► Denotes where dimensions are taken from

HWC Hot Water Cylinder

W Wardrobe

C Cupboard

☐ Rooflight

--- Indicates reduced head height



HOPKINS
HOMES

The Ashby.

THREE BEDROOM HOUSE

1,120ft² | 104m²



The Ashby.

THREE BEDROOM HOUSE

Plot 170



Ground Floor



Kitchen/Dining Area	6.94m x 3.32m	22'9" x 10'11"
Living Room	4.95m x 3.76m	16'3" x 12'4"
Principal Bedroom	4.18m x 3.60m	13'9" x 11'10"
Bedroom 2	3.67m x 3.43m	12'0" x 11'3"
Bedroom 3	3.60m x 2.68m	11'10" x 8'10"

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HOPKINS
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The Eaton.

THREE BEDROOM HOUSE

1,205ft² | 112m²



The Eaton.

THREE BEDROOM HOUSE

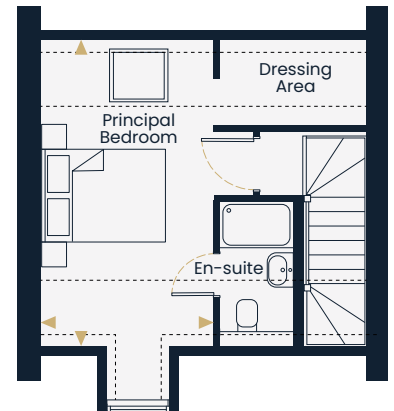
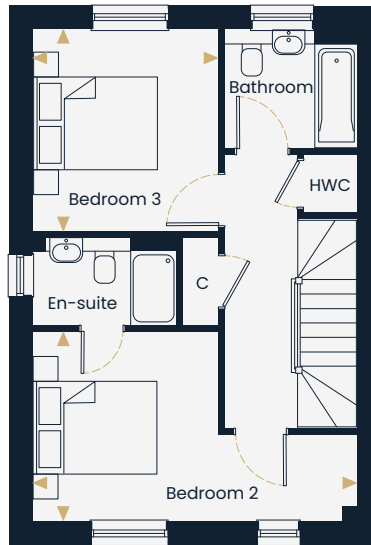
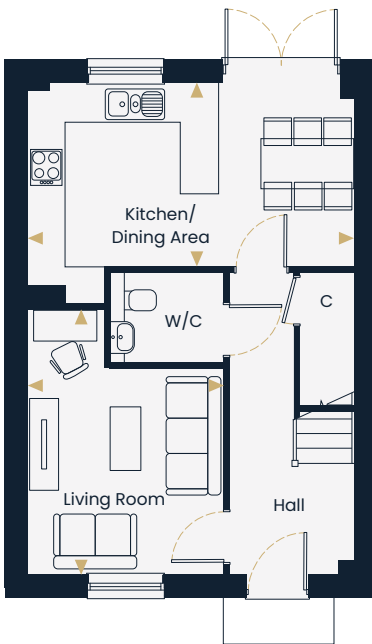
Plots 46, 47(h), 67(h), 68, 69(h), 70(h), 71(h), 78, 79(h), 80, 81(h), 82 & 83(h)



Ground Floor

First Floor

Second Floor



Kitchen/Dining Area	5.20m x 3.03m 17'1" x 9'11"
Living Room	4.30m x 3.18m 14'1" x 10'5"

Bedroom 2	5.20m x 3.10m 17'1" x 10'2"
Bedroom 3	3.20m x 3.00m 10'6" x 9'10"

Principal Bedroom	4.95m x 2.85m 16'3" x 9'4"
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- C Cupboard
- ☐ Rooflight
- Indicates reduced head height



HOPKINS
HOMES

The Bixley.

FOUR BEDROOM HOUSE

1,188ft² | 110m²



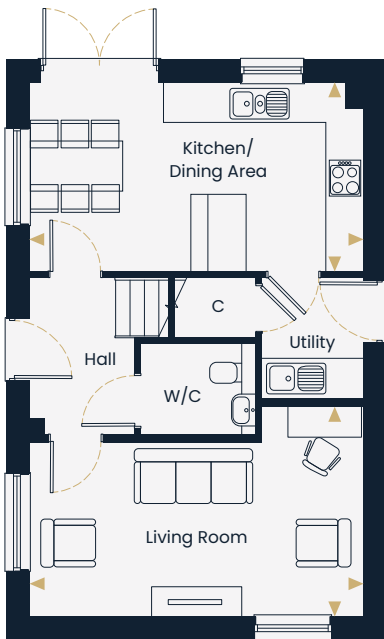
The Bixley.

FOUR BEDROOM HOUSE

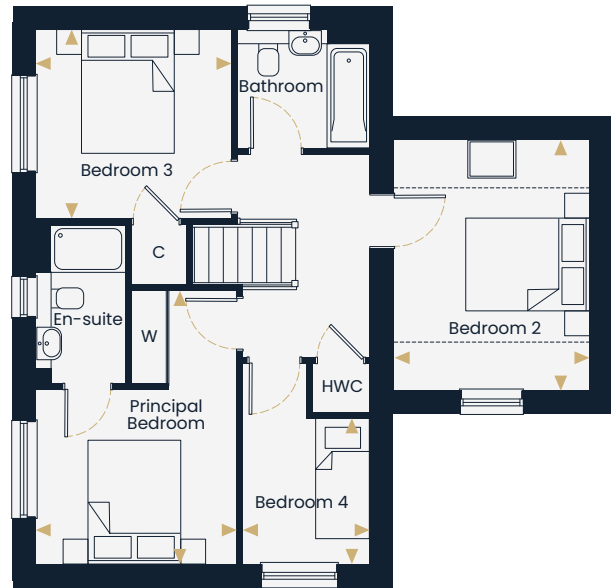
Plots 3(h), 108(h), 135(h), 149 & 166(h)



Ground Floor



First Floor



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"

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(h) Handed

► Denotes where dimensions are taken from

HWC Hot Water Cylinder

W Wardrobe

☐ Rooflight

--- Indicates reduced head height



HOPKINS
HOMES

The Keswick.

FOUR BEDROOM HOUSE

1,341ft² | 125m²



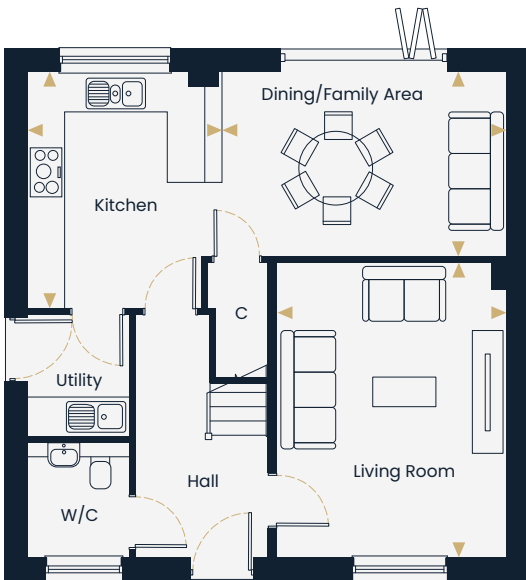
The Keswick.

FOUR BEDROOM HOUSE

Plots 23(h), 41, 88(h), 134 & 143



Ground Floor



First Floor



Kitchen	3.85m x 3.16m	12'7" x 10'4"
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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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- ▶ Denotes where dimensions are taken from
- HWC Hot Water Cylinder
- W Wardrobe
- C Cupboard



HOPKINS
HOMES

The Heacham.

FOUR BEDROOM HOUSE

1,574ft² | 146m²



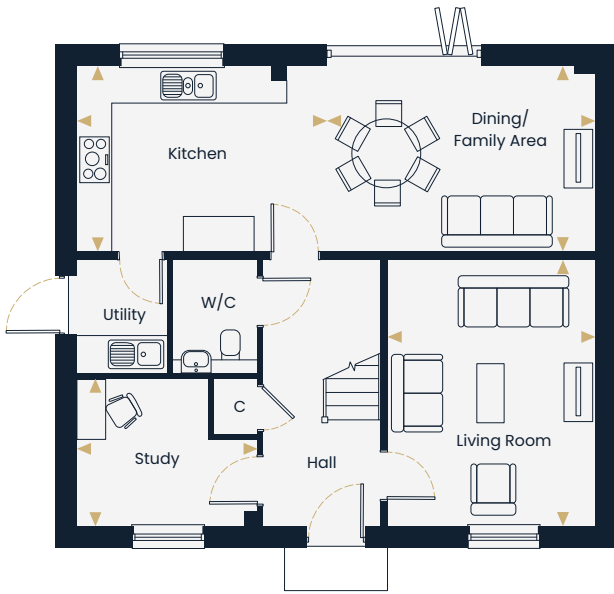
The Heacham.

FOUR BEDROOM HOUSE

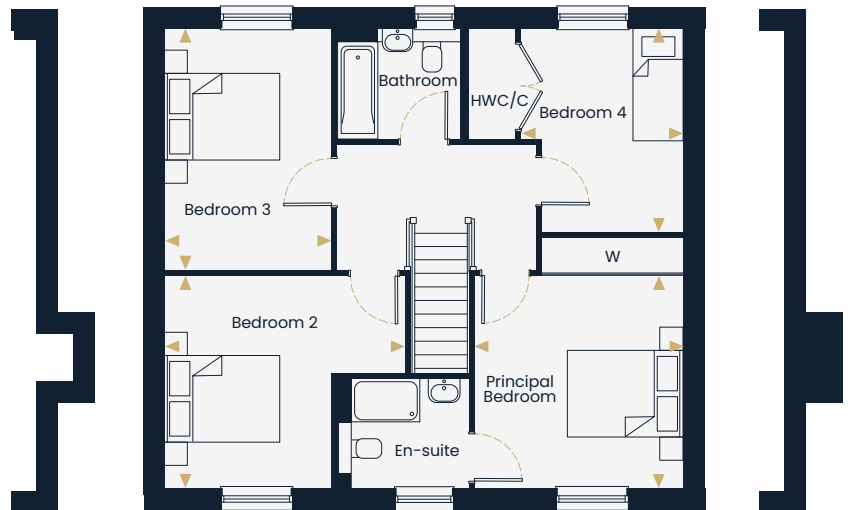
Plots 22(h), 24(h), 25, 27, 73(h), 74(h), 89(h), 91(h), 92, 104, 137 & 169



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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(h) Handed

* Variation to plots 22, 24, 92 & 137

► Denotes where dimensions are taken from

HWC Hot Water Cylinder

W Wardrobe

C Cupboard



HOPKINS
HOMES

The Chiltern.

FOUR BEDROOM HOUSE

1,711ft² | 159m²



The Chiltern.

FOUR BEDROOM HOUSE

Plots 6, 20(h), 72, 75(h), 84 & 110



Kitchen/Dining Area	6.52m x 3.96m	21'5" x 13'0"
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Living Room	4.87m x 4.33m	16'0" x 14'2"
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Study	3.35m x 1.93m	11'0" x 6'4"
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Principal Bedroom	6.52m x 3.96m	21'5" x 13'0"
-------------------	---------------	---------------

Bedroom 2	3.31m x 3.24m	10'10" x 10'7"
-----------	---------------	----------------

Bedroom 3	3.74m x 2.79m	12'3" x 9'2"
-----------	---------------	--------------

Bedroom 4	3.35m x 2.61m	11'0" x 8'7"
-----------	---------------	--------------

(h) Handed

* Variation to plots 6 & 20

► 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 Appleton.

FOUR BEDROOM HOUSE

1,774ft² | 165m²



The Appleton.

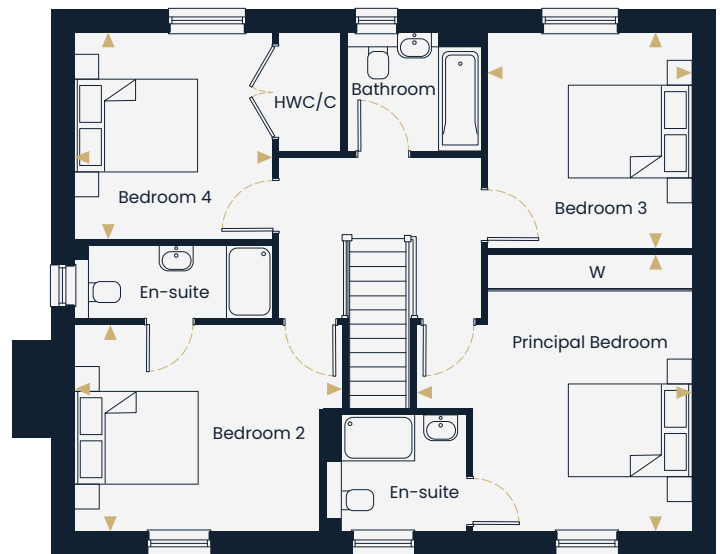
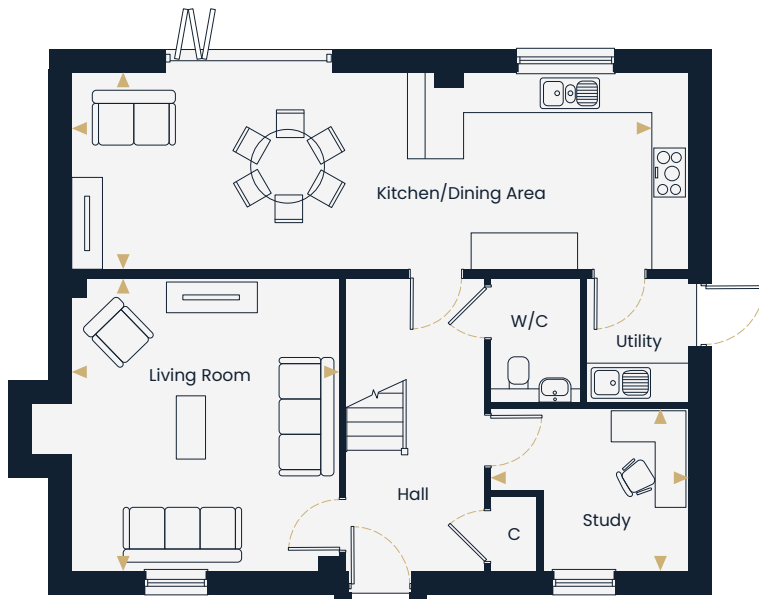
FOUR BEDROOM HOUSE

Plots 26(h) & 87



Ground Floor

First Floor



Kitchen/Dining Area 10.04m x 3.20m 32'11" x 10'6"

Living Room 4.77m x 4.35m 15'8" x 14'3"

Study 3.22m x 2.65m 10'7" x 8'8"

Principal Bedroom 4.51m x 4.47m 14'10" x 14'8"

Bedroom 2 4.35m x 3.37m 14'3" x 11'1"

Bedroom 3 3.51m x 3.32m 11'6" x 10'11"

Bedroom 4 3.37m x 3.22m 11'0" x 10'7"

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- W Wardrobe
- C Cupboard



HOPKINS
HOMES

The Thurton.

FIVE BEDROOM HOUSE
2,076ft² | 193m²



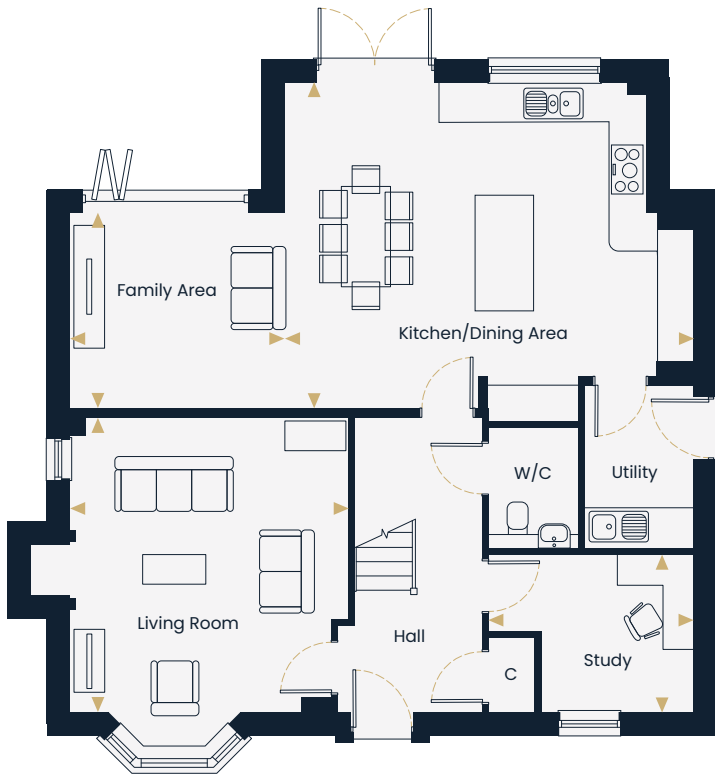
The Thurton.

FIVE BEDROOM HOUSE

Plots 1, 21(h), 85, 86, 90, 109(h), 138, 139 & 168(h)



Ground Floor



Kitchen/Dining Area	6.66m x 5.31m	21'10" x 17'5"
Living Room	4.80m x 4.53m	15'9" x 14'10"
Family Area	3.49m x 3.17m	11'5" x 10'5"
Study	3.35m x 2.57m	11'0" x 8'5"

First Floor



Principal Bedroom	4.43m x 4.07m	14'7" x 13'4"
Bedroom 2	4.53m x 3.44m	14'10" x 11'3"
Bedroom 3	4.03m x 3.76m	13'3" x 12'4"
Bedroom 4	3.39m x 3.30m	11'2" x 10'10"
Bedroom 5	3.22m x 2.53m	10'7" x 8'4"

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- C Cupboard



HOPKINS
HOMES

Brundall Meadows.

BRUNDALL, NORFOLK



Brundall Meadows Marketing Suite.

Address: Brundall Meadows, Brundall,
Norfolk NR13 5NT
what3words: scripted.lightly.obvious
Telephone: 01603 249820
Email: brundall.meadows@hopkinshomes.co.uk

Travel times and distances.

By road to:

Norwich	8 miles
Great Yarmouth	14 miles
Wymondham	17 miles
Cromer	29 miles

By rail (from Brundall) to:

Norwich	10 mins
Great Yarmouth	23 mins
Lowestoft	36 mins

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

Book your appointment at:
hopkinshomes.co.uk

Hopkins Homes, 1st and 2nd Floor, Blenheim House,
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*School places are not guaranteed. Before making a commitment to purchase, please make your own enquiries as to amenities in the immediate/surrounding areas and the availability of school places.