



HOPKINS
HOMES

Chediston Place.

HALESWORTH, SUFFOLK

Building better, for every generation



Set within stunning countryside, with the famous Suffolk Heritage Coast close by.

Chediston Place resides in the bustling historic market town of Halesworth, offering the perfect blend of glorious scenery and convenience. The town centre is within walking distance and countryside walks are on your doorstep. Southwold is a mere 10-mile drive away, providing a sandy shoreline and beach hut-lined promenade.

Our thoughtfully designed 2, 3 and 4 bedroom homes surround a central green open space and play area, perfect for family living and first-time buyers. Each home is energy efficient thanks to air source heat pumps, with some homes benefitting from electric car charging points.

Key features.



Countryside walks on your doorstep



Award-winning traditional architecture



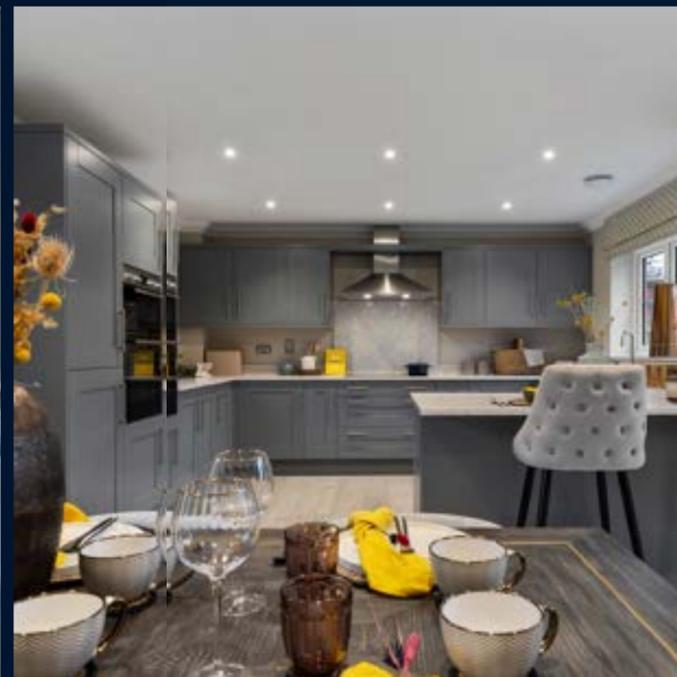
Vibrant market town location



2, 3 & 4 bedroom homes



10 year guarantee



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.



Blyth Vale, Halesworth



“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.”

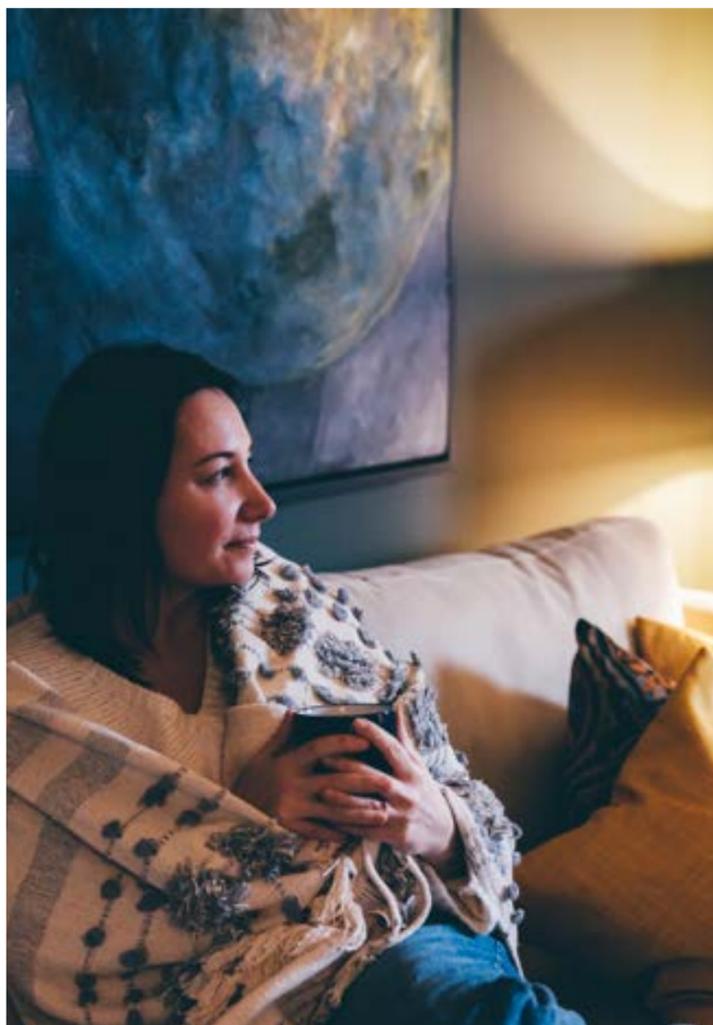
Ella Dowling – Woodland Rise, Barrow

“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

Proud of our contribution.

We are proud to establish new, high-quality 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 Chediston Place is a great place to call home.



Incredibly energy efficient homes with air source heat pumps



Underfloor heating to the ground floor



Flooring to kitchens and hallways included as standard



Ultrafast broadband



Contemporary kitchens with integrated appliances



Acres of on-site open space including over 340 new trees

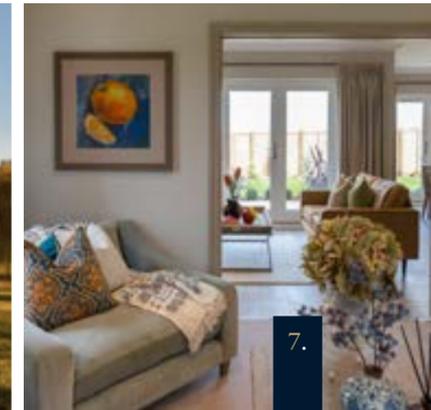


A dedicated dog walking area and new play park



Electric car charging points

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



Chediston Place: the perfect location for a happy life.

YOU'LL NEVER BE SHORT OF THINGS TO DO IN THIS CHARMING CORNER OF SUFFOLK.

Halesworth is on a tributary of the River Blyth, nine miles upstream from Southwold. Steeped in the history of brewing, malting and agriculture, it's a wonderful mix of old and new.

Delight in independent shops and weekly outdoor markets, all stemming from the Thoroughfare – home to a plethora of cafés, encouraging you to watch the world go by, including the award-winning Black Dog Deli, the ideal spot for coffee and cinnamon buns. Halesworth is also home to a number of pubs – The Angel serves Italian cuisine in its Cleone's restaurant, whilst The White Swan is a more traditional establishment.

Enjoy the largest Millennium Green in England and over 50 acres of countryside with convenient footpaths, a community orchard and great views. Other amenities include the highly-rated Halesworth Golf Club and The Cut Arts Centre with theatre, dance performances and workshops.



River Blyth, Halesworth



Halesworth Millennium Green



Close by.

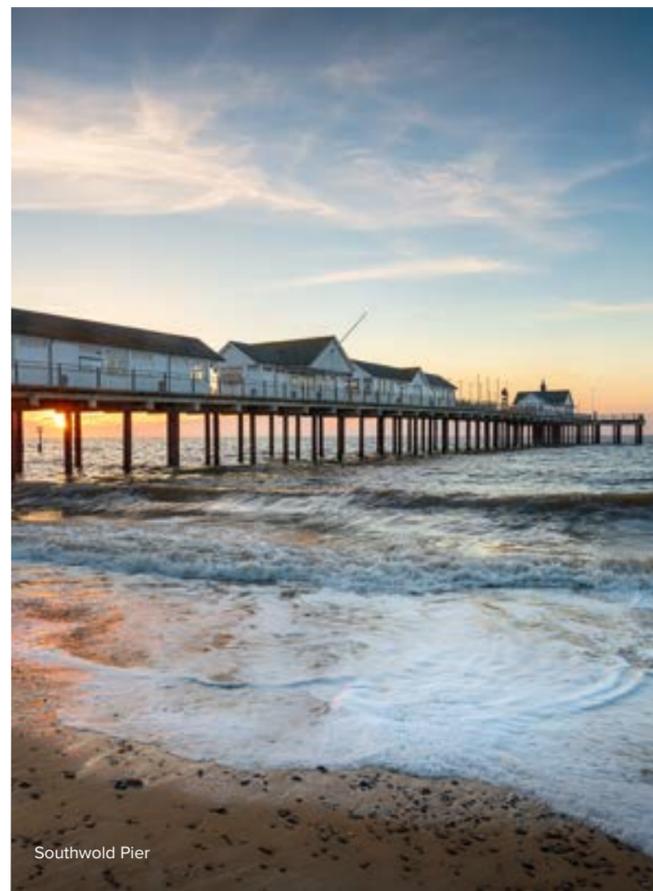
The nearby quintessential seaside towns of Southwold, Walberswick, Thorpeness and Aldeburgh are sure to become favourite destinations, all just a short car journey away. Think heathland and coastal walks, concerts at Snape Maltings, a Peter Pan-inspired boating lake, and sensational fish and chips on the beach. The renowned RSPB Minsmere Nature Reserve is teeming with wildlife and is a lovely place to explore with the family.

Halesworth is situated between Norwich and Ipswich, both less than 30 miles away. Norwich is a creative hub, with hundreds of independent shops and start-ups, Michelin Guide restaurants, and much more. For Ipswich, the marina is the heart of the town and has been throughout its 1,500-year history. Today, it's popular for the many bars, cafés and bistros perched along the water's edge, with charming views over the marina, day and night.

The A12, the main route through East Suffolk, is just six miles away and offers superb connections – take the route south for London, or travel to Cambridge and the Midlands via the A14. Halesworth train station is less than a mile's walk from Chediston Place, providing an easy commute to Ipswich and Norwich. London Liverpool Street can be reached in just over two hours.



Thoroughfare, Halesworth



Southwold Pier

Local schools.

Chediston Place is conveniently located for a choice of schooling. For tots, Halesworth Day Nursery is less than one mile away. Halesworth also has two primary schools within walking distance – Edgar Sewter Primary School and Holton St Peter Primary School.

A 16-minute drive away is Bungay High School. Nearby Southwold offers a boarding option in Saint Felix School, which caters for ages 2-19. Further education facilities are in Ipswich (such as The University of Suffolk) and Norwich (The University of East Anglia) – both easily reached by rail and road.



Thorpeness



Amenities.

- Primary schools
- Train station
- Cafés, restaurants & delis
- Country pubs
- England's largest Millennium Green
- Doctor's surgery
- Supermarket
- Easy access to the Suffolk & Essex Coast & Heaths National Landscape



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

33

NHBC AWARDS

3

YEARS IN THE LSE 1000 COMPANIES TO INSPIRE BRITAIN



Chediston Place.

HALESWORTH, SUFFOLK

2 Bedroom Homes

- THE BURGH**
Homes 15(h), 39, 40(h) & 77
- THE NESS**
Homes 35, 36(h), 60, 61(h), 68, 69(h), 71, 72, 73, 74, 75, 76(h), 78(h), 79, 84, 85(h), 111, 112(h), 117 & 118(h)
- THE KIPTON**
Homes 10, 11(h), 66 & 67(h)

3 Bedroom Homes

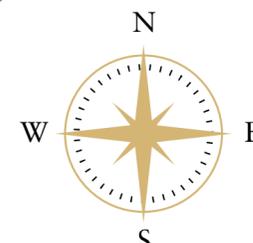
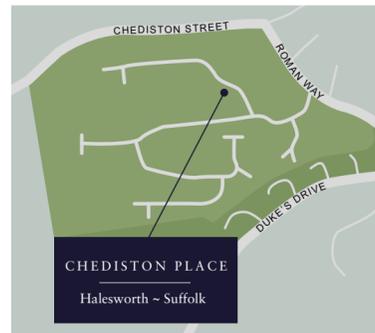
- THE BRETT**
Homes 26 & 27(h)
- THE BROOK**
Homes 14, 16(h), 23, 38, 41(h), 70(h), 80(h), 81, 82(h), 83, 86, 121, 124(h), 125, 135(h), 136, 137(h), 138, 143(h), 144, 154(h) & 160(h)
- THE LISTON**
Homes 3, 4(h), 6, 7(h), 24, 58, 59(h), 126, 127(h), 139, 140(h), 141, 142(h), 153(h), 156 & 157(h)
- THE BLYTH**
Homes 155 & 161
- THE LYNFORD**
Homes 48(h), 49, 87, 122(h) & 123
- THE THORNEY(b)**
Homes 21 & 22

4 Bedroom Homes

- THE DORLEY**
Homes 52, 56 & 57
- THE HINTON**
Homes 8, 42(h), 44(h), 45, 47, 51, 53, 55 & 120(h)
- THE MINSMERE**
Homes 25 & 128(h)
- THE SOUTHORPE**
Homes 9, 43 & 46(h)
- THE CHELMER**
Homes 92, 119 & 130
- THE ASHTON**
Homes 2, 5(h), 17(h), 18, 19, 20(h), 37(h), 54(h), 88, 89(h), 91(h), 93(h), 94(h), 129(h), 131(h), 132(h), 133(h) & 158(h)
- THE CHILTERN**
Homes 1, 50(h), 90, 134 & 159(h)

Key

- V** VISITOR PARKING
- S/S** SUB STATION
- (h)** HANDED HOME
- (b)** BUNGALOW
- DISCOUNT MARKET SALE
- AFFORDABLE HOUSING
- SELF BUILD
- 📍** MARKETING SUITE AND SHOW HOME
- 🌸** WILDFLOWER AREAS



This site plan is not to scale and is indicative only. Whilst every effort has been made to ensure that information on this site plan has been displayed correctly it is designed only as a guide and Hopkins Homes reserves the right to amend as necessary and without notice. For home specific variations please speak to a sales consultant.





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Specification.

Kitchens

- Choice of kitchen cupboards and slimline worktops with matching upstands/splashbacks*
- Under pelmet LED lighting to wall units
- Undercounter or eye level Bosch oven, induction hob and cooker hood fitted as standard
- 1.5 white 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**

Flooring

- Moduleo luxury vinyl tile flooring to kitchen, dining & utility areas
- Moduleo luxury vinyl tile flooring to entrance hall, cloakroom and downstairs cupboards

Plumbing

- Single or dual zone 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
- White Roca sanitaryware throughout with Vado chrome-effect mixer taps
- Semi-pedestal basins or white vanity units to the bathrooms & en-suites subject to house type[^]
- Plumbing for washing machine and dishwasher where possible
- Outside tap to certain homes

Wall tiling

- Bathroom – half-height around bath and half height to wet walls
- En-suite – full height to shower cubicle and half height to wet walls
- Cloakroom – splashback to hand basin*
- Tiled window sill to bathroom, en-suite and cloakroom where applicable

Electrical

- Ultrafast 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 point to the master bedroom or study where applicable
- White downlights to kitchen, utility, cloakroom, bathroom and en-suite
- Pendant lights to all remaining areas

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 point[†]

Joinery

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

Other items

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

*All choices are subject to stage of construction. Cloakroom splashback tile from matching 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 Consultant 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 consultant for full details.

[^] Semi-pedestal basin or vanity unit subject to house type. Please speak to sales consultant for full details.

[†] To selected plots only. Please speak to a sales consultant for full details.



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The Burgh

TWO BEDROOM HOUSE

59.88m² | 645ft²



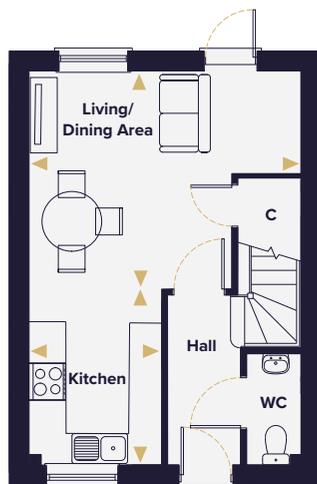
The Burgh

TWO BEDROOM HOUSE

Plots 15(h), 39, 40(h) & 77

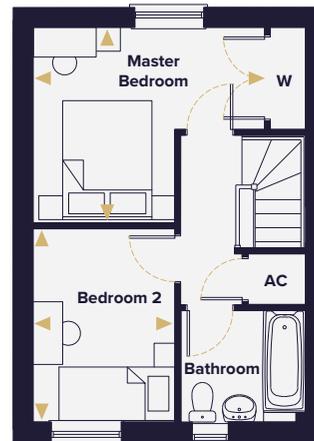


Ground Floor



Living/ Dining Area	4.55m x 4.19m 14'11" x 13'9"
Kitchen	2.99m x 2.28m 9'9" x 7'6"

First Floor



Master Bedroom	3.77m x 3.27m 12'4" x 10'8"
Bedroom 2	3.21m x 2.39m 10'6" x 7'10"

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

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The Ness

TWO BEDROOM HOUSE

70.22m² | 754ft²



The Ness

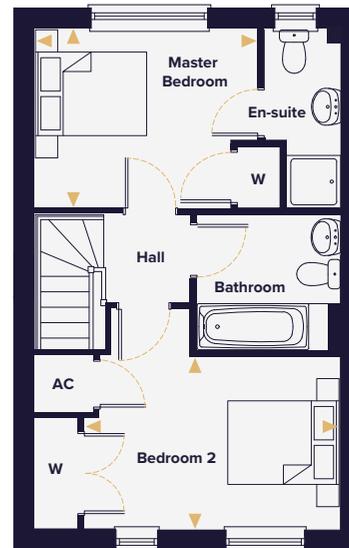
TWO BEDROOM HOUSE

Plots 35, 36(h), 60, 61(h), 68, 69(h), 71, 72, 73, 74, 75, 76(h), 78(h), 79, 84, 85(h), 111, 112(h), 117 & 118(h)



Ground Floor

First 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"

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

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

► Denotes where dimensions are taken from

AC Airing cupboard

W Wardrobe

C Cupboard

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The Kipton

TWO BEDROOM HOUSE

73.74m² | 794ft²



The Kipton

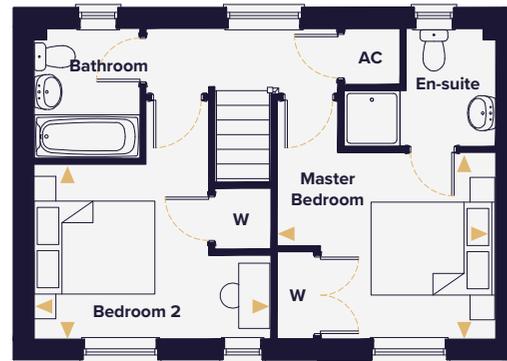
TWO BEDROOM HOUSE

Plots 10, 11(h), 66 & 67(h)



Ground Floor

First Floor



Living Room 4.98m x 2.78m
16'4" x 9'2"

Kitchen 4.50m x 3.49m
14'9" x 11'5"

Master Bedroom 4.98m x 2.80m
16'4" x 9'2"

Bedroom 2 3.50m x 2.78m
11'6" x 9'2"

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The Brook

THREE BEDROOM HOUSE

81.98m² | 882ft²



The Brook

THREE BEDROOM HOUSE

Plots 14, 16(h), 23, 38, 41(h), 70(h), 80(h), 81, 82(h), 83, 86, 121, 124(h), 125, 135(h), 136, 137(h), 138, 143(h), 144, 154(h) & 160(h)



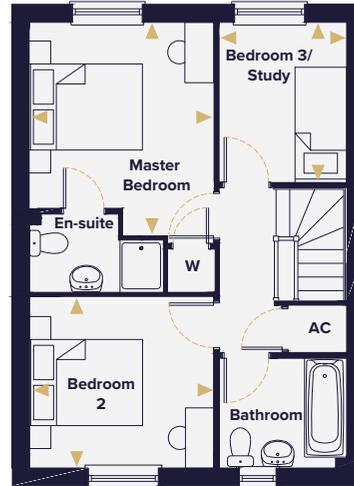
Ground Floor



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/
Study 2.72m x 2.16m
8'11" x 7'1"

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The Liston

THREE BEDROOM HOUSE

92.80m² | 999ft²



The Liston

THREE BEDROOM HOUSE

Plots 3, 4(h), 6, 7(h), 24, 58, 59(h), 126, 127(h), 139, 140(h), 141, 142(h), 153(h), 156 & 157(h)



Ground Floor

First Floor



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

Kitchen/
Dining Room 5.39m x 3.72m
17'8" x 12'2"

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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The Blyth

THREE BEDROOM HOUSE

95.96m² | 1,032ft²



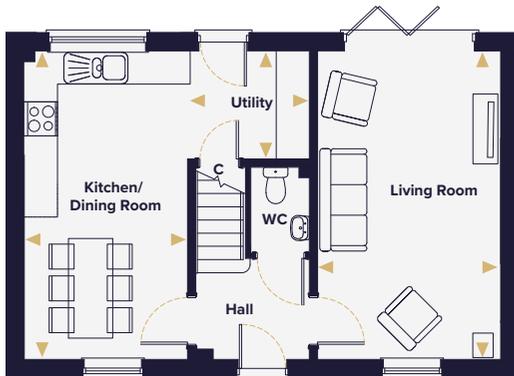
The Blyth

THREE BEDROOM HOUSE

Plots 155 & 161



Ground Floor



Living Room	5.57m x 3.31m 18'3" x 10'10"
Kitchen/ Dining Room	5.57m x 2.97m 18'3" x 9'10"
Utility	2.18m x 1.95m 7'2" x 6'4"

First Floor



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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- C Cupboard



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The Lynford

THREE BEDROOM HOUSE

95.96m² | 1,033ft²



The Lynford

THREE BEDROOM HOUSE

Plots 48(h), 49, 87, 122(h) & 123



Ground Floor

First Floor



Living Room	5.57m x 3.31m 18'3" x 10'10"
Kitchen/ Dining Room	5.57m x 2.96m 18'3" x 9'9"
Utility	1.95m x 1.58m 6'5" x 5'2"

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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- C Cupboard
- (h) Plot is handed



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The Hinton

FOUR BEDROOM HOUSE

122.38m² | 1,317ft²



The Hinton

FOUR BEDROOM HOUSE

Plots 8, 42(h), 44(h), 45, 47, 51, 53, 55 & 120(h)



Ground 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 1.67m 6'4" x 5'6"

First Floor



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"

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The Dorley

FOUR BEDROOM HOUSE

120.93m² | 1,301ft²



The Dorley

FOUR BEDROOM HOUSE

Plots 52, 56 & 57



Ground Floor



First Floor



Living Room 5.60m x 3.20m
18'5" x 10'6"

Kitchen/
Dining Room 5.30m x 3.65m
17'5" x 12'0"

Utility 3.20m x 1.46m
10'6" x 4'10"

Master Bedroom 3.20m x 3.20m
10'6" x 10'6"

Bedroom 2 3.71m x 3.20m
12'2" x 10'6"

Bedroom 3 3.28m x 3.20m
10'10" x 10'6"

Bedroom 4 3.21m x 3.20m
10'7" x 10'6"

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The Minsmere

FOUR BEDROOM HOUSE

131.85m² | 1,419ft²



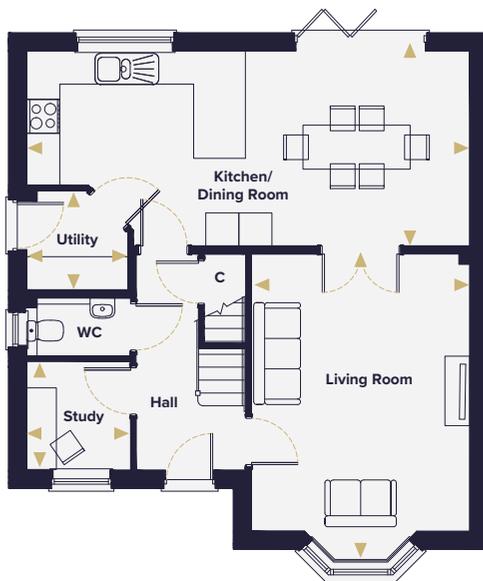
The Minsmere

FOUR BEDROOM HOUSE

Plots 25 & 128(h)

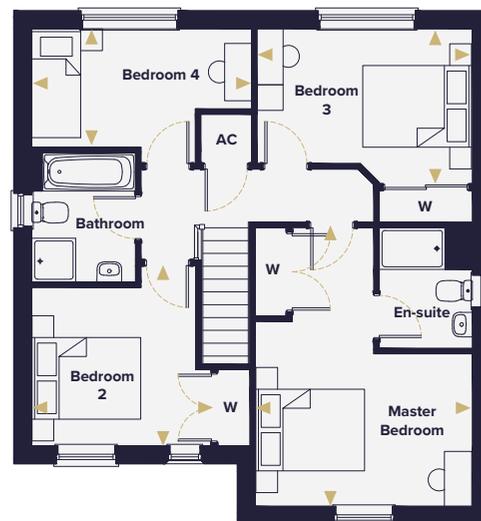


Ground Floor



Living Room	5.56m x 3.96m 18'3" x 13'0"
Kitchen/ Dining Room	8.04m x 3.53m 26'5" x 11'7"
Utility	1.83m x 1.79m 6'0" x 5'11"
Study	1.97m x 1.88m 6'6" x 6'2"

First Floor



Master Bedroom	5.08m x 3.96m 16'8" x 13'0"
Bedroom 2	3.28m x 2.88m 10'9" x 9'6"
Bedroom 3	3.93m x 2.84m 12'11" x 9'4"
Bedroom 4	4.00m x 2.16m 13'2" x 7'1"

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The Southorpe

FOUR BEDROOM HOUSE

132.69m² | 1,428ft²



The Southorpe

FOUR BEDROOM HOUSE

Plots 9, 43 & 46(h)



Ground Floor

First Floor



Living Room	5.57m x 3.31m 18'3" x 10'10"
Kitchen	4.11m x 3.47m 13'6" x 11'5"
Dining Room	4.06m x 3.17m 13'4" x 10'5"
Utility	1.40m x 0.83m 4'7" x 2'9"
Study	3.17m x 1.86m 10'5" x 6'1"

Master Bedroom	3.42m x 2.81m 11'3" x 9'3"
Bedroom 2	3.36m x 2.58m 11'0" x 8'6"
Bedroom 3	4.46m x 2.71m 14'8" x 8'11"
Bedroom 4	2.98m x 2.08m 9'10" x 6'10"

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

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HOPKINS
HOMES

The Chelmer

FOUR BEDROOM HOUSE

135.12m² | 1,454ft²



The Chelmer

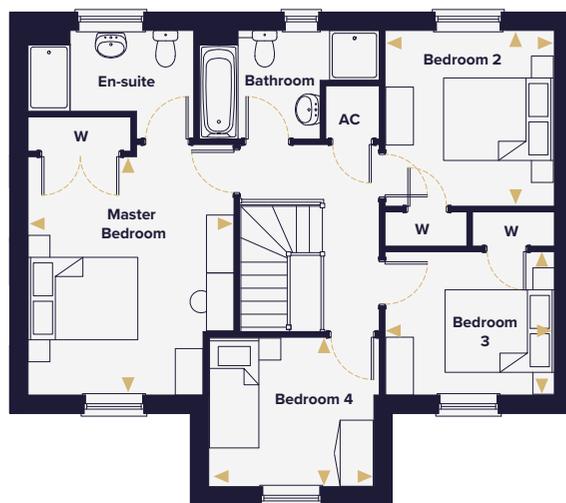
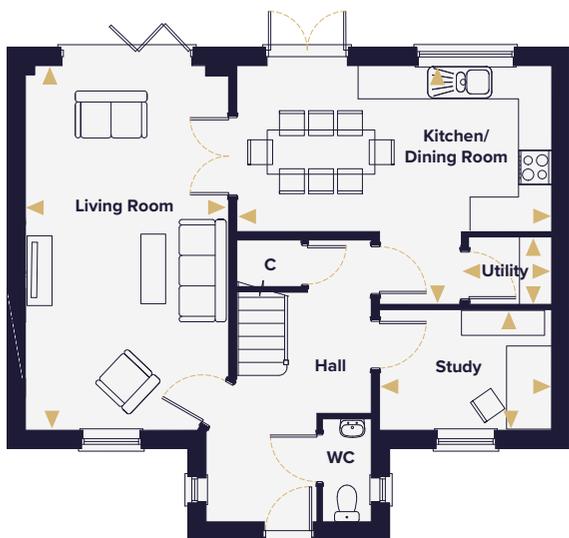
FOUR BEDROOM HOUSE

Plots 92, 119 & 130



Ground Floor

First Floor



Living Room	6.58m x 3.67m 21'7" x 12'0"
Kitchen/ Dining Room	5.69m x 3.00m 18'8" x 9'10"
Utility	1.53m x 1.35m 5'0" x 4'5"
Study	3.11m x 2.04m 10'3" x 6'9"

Master Bedroom	4.30m x 3.72m 14'1" x 12'2"
Bedroom 2	3.17m x 3.06m 10'5" x 10'1"
Bedroom 3	3.06m x 2.59m 10'1" x 8'6"
Bedroom 4	3.08m x 2.70m 10'1" x 8'10"

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



HOPKINS
HOMES

The Ashton

FOUR BEDROOM HOUSE

144.0m² | 1,550ft²



The Ashton

FOUR BEDROOM HOUSE

Plots 2, 5(h), 17(h), 18, 19, 20(h), 37(h), 54(h), 88, 89(h), 91(h), 93(h), 94(h), 129(h), 131(h), 132(h), 133(h) & 158(h)



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"

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

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

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 3.45m x 2.78m
11'7" x 9'2"

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

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

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HOMES

The Chiltern

FOUR BEDROOM HOUSE

156.74m² | 1,687ft²



The Chiltern

FOUR BEDROOM HOUSE

Plots 1, 50(h), 90, 134 & 159(h)



Ground Floor

First Floor



Living Room 4.73m x 4.59m
15'6" x 15'1"

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 2.02m x 3.17m
6'7" x 10'5"

Master Bedroom 3.92m x 3.90m
12'10" x 12'10"

Bedroom 2 3.07m x 2.98m
10'1" x 9'10"

Bedroom 3 3.20m x 2.81m
10'6" x 9'3"

Bedroom 4 3.39m x 2.64m
11'2" x 8'8"

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

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HOPKINS HOMES

Chediston Place.

HALESWORTH, SUFFOLK



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Travel times and distances.

By road to:

Southwold 12 miles
Aldeburgh 19 miles
Diss 20 miles
Norwich 26 miles
Ipswich 31 miles
London 119 miles

By rail (from Halesworth) to:

Saxmundham 15 mins
Ipswich 54 mins
Colchester (via Ipswich) 1 hr 19 mins
Norwich (via Ipswich) 1 hr 22 mins
Diss (via Ipswich) 1 hr 23 mins
London Liverpool Street (via Ipswich) 2 hr 10 mins

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

Find out more:
hopkinshomes.co.uk



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