



HOPKINS
HOMES

BARSHAM VALE

Beccles ~ Suffolk

Traditionally designed 2, 3 & 4 bedroom homes

WELCOME TO
BARSHAM VALE
by Hopkins Homes



Computer generated images of properties at Barsham Vale are indicative only. External finishes and appearance will vary. Images below depict previous Hopkins Group developments.



Barsham Vale offers an outstanding collection of 2, 3 & 4 bedroom stylish new homes in the picturesque market town of Beccles located on the Suffolk/Norfolk border.

Less than 10 miles from the Suffolk Heritage Coast, Barsham Vale offers a thoughtfully designed range of properties consisting of 2, 3 & 4 bedroom houses, bungalows and apartments. With 23 exciting designs available, there are styles and sizes to suit a wide range of buyers and individual tastes.

Hopkins Homes is proud to invite you to Barsham Vale where you can find your perfect traditionally built home designed for modern living.



A commitment to excellence

When choosing a property at Barsham Vale you can expect a home that has been crafted to high standards by our team of skilled tradesmen, fusing traditional build methods with modern technologies.



Hopkins Homes is an award-winning house builder known for creating exceptional properties of the highest quality. The stylish homes at Barsham Vale are no exception; these are homes designed to meet the needs of a modern lifestyle without compromising their aesthetic appeal.

At Barsham Vale the homes have been created with their surroundings in mind, complementing and enhancing the local area. What's more, the properties are built to stand the test of time, creating homes to be enjoyed by generations to come.

Photograph depicts previous Hopkins Group development.

"Hopkins Homes' ability to create award-winning homes is due in no small part to the highly talented and experienced team."
East Anglian Daily Times

"With a Hopkins home, you can be sure that each home has been designed and built to last."
UK Construction Magazine

Our portfolio of success



"Skilled craftsmanship was used to restore the period heritage of the original building."
Hot Property



"Hopkins Homes... (is) always conscious of the street scene and the preservation of the local character and charm. The company has been winning awards longer than most of us have been writing about them."
Eastern Daily Press



Photographs depict previous Hopkins Group developments.



Lowestoft



City of Norwich



The Broads



Ipswich Waterfront



Suffolk Heritage Coast

A traditional market town in a stunningly beautiful location

Situated within the picturesque market town of Beccles, Barsham Vale offers the beauty of rural living alongside the convenience and facilities that you would expect in a thriving market town.

Located between the famous Suffolk Heritage Coast to the East, the Norfolk Broads National Park to the West and within 20 miles of the cosmopolitan city of Norwich, Beccles is enviably located. Residents at Barsham Vale will be perfectly positioned to enjoy idyllic country living with the vibrancy of the city and the splendour of the coast and broads all within easy reach.

Beccles offers a range of shopping and leisure facilities as well as its own train station with direct connections to Norwich and Ipswich. The town centre boasts a unique blend of national and independent retailers, with a range of family run specialist stores and national chains that provide a variety of products. The towns market, held on Fridays, offers fresh local produce from the region whilst a selection of large supermarkets and smaller stores cater for all your grocery and household needs.

For young families, Beccles has a variety of schools covering all key stages, including playgroups and nurseries. Further education facilities can be found in Lowestoft, Norwich and Ipswich, all easily reached by road or rail. There is an abundance of leisure and dining opportunities

including modern bars, international cuisine and many hostelrys, both in the town and across the local area. There are also plenty of takeaway restaurants to cater for a variety of taste buds.

Entertainment in the town includes the Beccles Public Hall & Theatre which hosts a variety of events including live music, theatre and comedy nights. Nothing beats swimming outdoors and the Beccles Lido offers a 30 metre pool alongside separate toddler and paddling pools, all heated to 27°C. There are also plenty of sports clubs including football, cricket, bowls and fishing. Everything you could want for a great lifestyle is all close to home.

Beccles enjoys great road and rail connections and is easily accessed. For work or pleasure, Norwich is a 43 minute rail journey away and boasts a vast array of cultural and entertainment venues including the medieval Norwich Cathedral, the Chapelfield and Castle Mall shopping centres, multiplex cinema and live theatre and a huge choice of places to wine and dine. Head south to Ipswich and the rejuvenated Waterfront Marina offers alfresco dining, lively bars and lots of family friendly restaurant chains all within walking distance of the rail station. Trains from Beccles to Ipswich also connect with the main line to London Liverpool Street offering journey times of under 3 hours into the capital.

School places 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. Do not rely upon any information provided in this respect within this brochure. It is provided in good faith but satisfy yourself in all regards prior to committing to purchase.
*Times and distances courtesy of Google Maps.



Barsham Vale.

BECCLES, SUFFOLK

1 & 2 Bedroom Apartments

THE BARSHAM APARTMENTS
Plots 139(h), 140, 141, 142, 143 & 144

THE OTLEY APARTMENTS
Plots 198, 199(h), 200, 201(h), 202 & 203(h)

2 Bedroom Homes

THE BURGH
Plots 11(h), 13, 14, 15, 69(h), 70, 213, 214(h) & 219

THE NESS
Plots 9, 10, 72, 131(h), 132(h), 133(h), 134(h), 135, 152(h), 153, 185, 186, 187, 239(h) & 240

THE KIPTON
Plot 136

THE ALDE
Plots 8(h), 18, 90(h), 223 & 237

3 Bedroom Homes

THE BROOK
Plots 2, 17, 77(h), 123(h), 124, 225(h) & 226

THE THORINGTON
Plots 68 & 71(h)

THE LISTON
Plots 84(h), 85, 129(h), 130, 137(h) & 138

THE SUTTON
Plots 1, 3(h), 66, 78, 79(h), 80, 121, 122(h), 178, 179(h), 181(h), 182, 183(h), 210, 211, 212(h), 215, 216(h), 218(h), 220, 221 & 222(h)

THE BLYTH
Plots 151(h), 188, 189(h) & 224

THE LYNFORD
Plots 4, 172(h) & 238

THE EATON
Plots 5, 6, 7, 60, 61, 87(h), 88, 125(h), 126(h), 127, 128, 148, 149, 150, 207, 208, 209, 233, 234, 235(h) & 236(h)

THE CANTLEY
Plots 26, 27, 28, 29 & 30

THE NEDGING
Plots 19(h), 20, 21(h) & 22

THE BOURNE (b)
Plots 168(h), 177, 180 & 206

4 Bedroom Homes

THE BIXLEY
Plots 65, 67, 86(h), 89, 184(h) & 217(h)

THE STANFORD
Plot 83

THE ROXHAM
Plots 119, 120, 156, 158(h), 161(h), 162(h) & 173(h)

THE KESWICK
Plots 157, 160, 165(h), 174(h), 175(h) & 241

THE LANGFORD
Plot 228

THE KENNETT
Plots 62, 63(h), 64, 81(h) & 82

THE CHELMER
Plot 167

THE HEACHAM
Plots 163, 170, 171 & 227

THE CHILTERN
Plots 154, 159(h), 164(h), 169 & 176

THE APPLETON
Plots 155 & 166

Key

AFFORDABLE HOUSING

SHARED OWNERSHIP

(b) BUNGALOWS

B/S BIN STORE

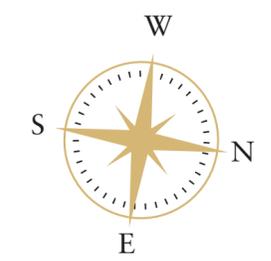
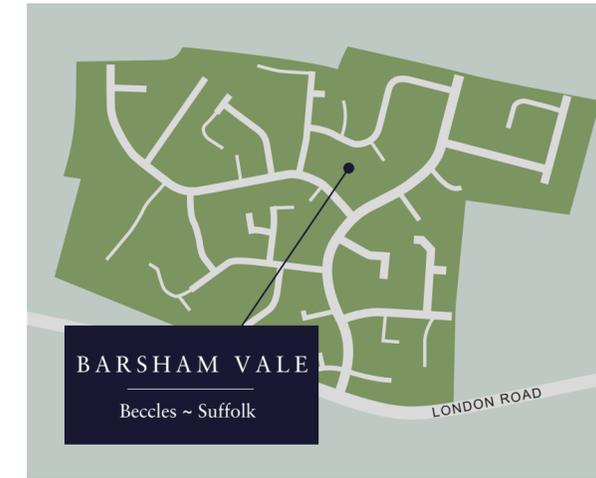
C/S CYCLE STORE

(h) HANDED PLOT

V VISITOR PARKING

***** SELF BUILD DISCOUNTED

***** SELF BUILD PRIVATE



Development released in phases. Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer generated images, floor plans, configuration and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Development layout not to scale. This is indicative and liable to change. *These areas are seeded with a wildflower mix to enhance biodiversity and will take time to mature.



HOPKINS
HOMES

Specification.

Kitchens

- 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
- Single ended bath
- Floor mounted WC
- Gloss white towel rail or radiator

En suite

- White sanitaryware
- Full height tiling to shower, half height to sanitaryware walls
- Gloss white towel rail or radiator

Flooring

- Moduleo luxury vinyl tile flooring to kitchens and dining areas when open plan, entrance hallways, WC and utility

Heating, lighting and electrical

- Single or dual zone central heating via air source heat pumps or gas boiler
- Underfloor heating to the ground floor of air source heat pump homes
- Thermostatically controlled radiators
- 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
- Superfast broadband (subject to future connection)

Joinery

- Fitted wardrobes to certain bedrooms
- 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. Actual positions of electrical and plumbing items may vary from those shown on floorplans. Please speak to a Sales Executive for full details. Barsham Vale. February 2025.

*This specification is applicable to homes 1-10, 72, 134-138, 148-180 & 238-241.



HOPKINS
HOMES



The Ness



The Ness

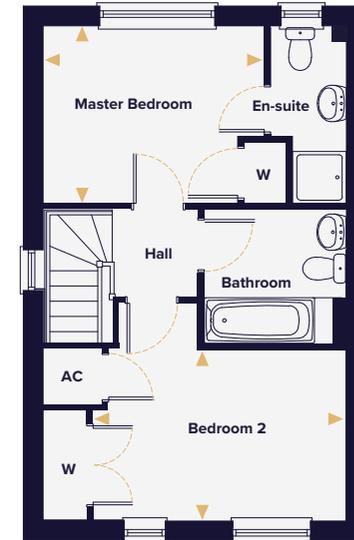
TWO BEDROOM HOUSE

Plots 9, 10, 72, 131(h), 132(h), 133(h), 134(h), 135, 152(h), 153, 185, 186, 187, 239(h) & 240

Ground floor



First floor



Living/Dining Room	4.62m x 4.61m	15'2" x 15'1"
Kitchen	2.99m x 2.36m	9'10" x 7'9"
Master Bedroom	3.39m x 2.72m	11'1" x 8'11"
Bedroom 2	3.88m x 2.62m	12'9" x 8'7"

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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

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.



HOPKINS
HOMES



The Alde

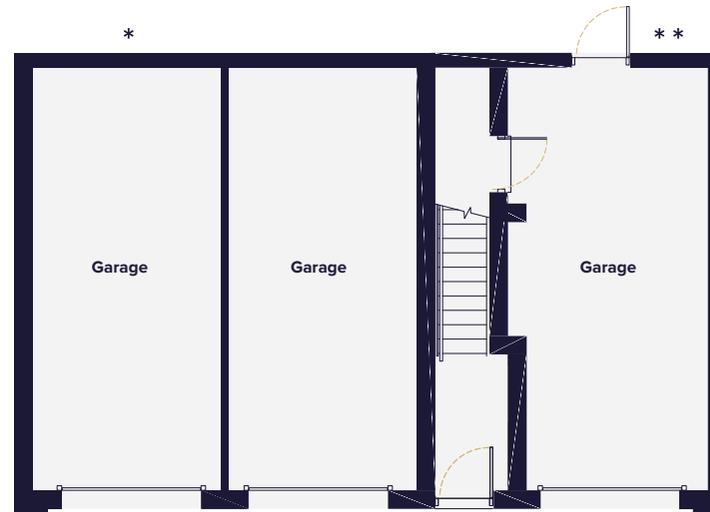


The Alde

TWO BEDROOM HOUSE
Plots 8(h), 18, 90(h), 223 & 237

Ground floor

First floor



Living/Dining Area	5.18m x 4.55m	17'0" x 14'11"
Kitchen	3.90m x 2.40m	12'10" x 7'11"
Master Bedroom	3.52m x 3.35m	11'11" x 11'7"
Bedroom 2	4.43m x 2.76m	14'6" x 9'1"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- - - Indicates reduced head height
- ☐ Velux window
- AC Airing cupboard
- (h) Plot is handed
- * Drive through access to Plot 223
- ** Garage door to Plot 223

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. 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.



HOPKINS
HOMES



The Sutton



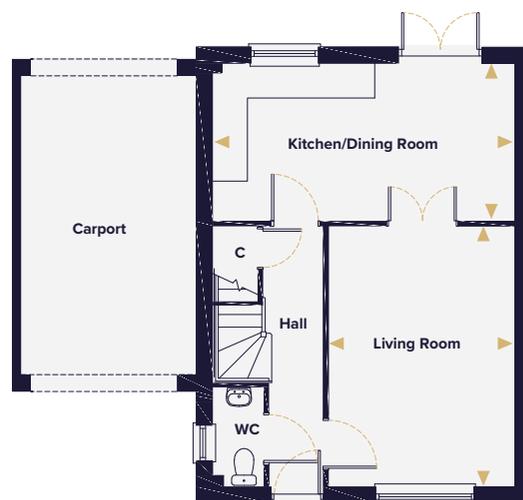


The Sutton

THREE BEDROOM HOUSE

Plots 1, 3(h), 66, 78, 79(h), 80, 121, 122(h), 178, 179(h), 181(h), 182, 183(h), 210, 211, 212(h), 215, 216(h), 218(h), 220, 221 & 222(h)

Ground floor



First floor



Living Room	4.68m x 3.33m	15'4" x 10'11"
Kitchen/Dining Room	5.40m x 2.82m	17'8" x 9'3"
Master Bedroom	3.98m x 3.33m	13'0" x 10'11"
Bedroom 2	3.86m x 3.11m	12'8" x 10'2"
Bedroom 3	2.93m x 2.82m	9'7" x 9'3"

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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

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.



HOPKINS
HOMES



The Lynford



The Lynford

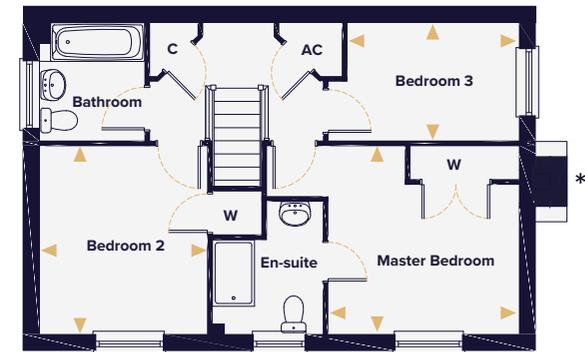
THREE BEDROOM HOUSE

Plots 4, 172(h) & 238

Ground floor



First floor



Living Room	5.57m x 3.31m	18'3" x 10'10"
Kitchen/Dining Room	5.57m x 2.95m	18'3" x 9'8"
Utility	2.20m x 1.95m	7'2" x 6'4"
Master Bedroom	3.42m x 3.38m	11'2" x 11'0"
Bedroom 2	3.38m x 3.01m	11'0" x 9'10"
Bedroom 3	3.06m x 2.10m	10'0" x 6'11"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed
- * Chimney to Plot 4 only

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.

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.



HOPKINS
HOMES



The Eaton



The Eaton

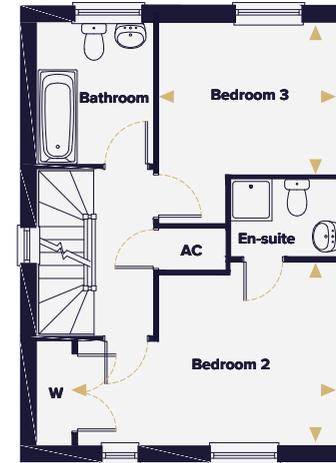
THREE BEDROOM HOUSE

Plots 5, 6, 7, 60, 61, 87(h), 88, 125(h), 126(h), 127, 128, 148, 149, 150, 207, 208, 209, 233, 234, 235(h) & 236(h)

Ground floor



First floor



Second floor



Kitchen/Dining Room	5.40m x 2.62m	17'8" x 8'7"
Living Room	4.88m x 3.33m	16'0" x 10'11"
Master Bedroom	4.17m x 3.31m	13'8" x 10'10"
Bedroom 2	4.69m x 3.29m	15'4" x 10'9"
Bedroom 3	3.22m x 2.72m	10'6" x 8'11"

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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

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.



HOPKINS
HOMES



The Bourne



The Bourne

THREE BEDROOM BUNGALOW

Plots 168(h), 177, 180 & 206

Ground floor



Living Room	5.85m x 4.20m	19'2" x 13'9"
Kitchen/Dining Area	5.24m x 4.30m	17'2" x 14'1"
Master Bedroom	4.11m x 3.92m	13'6" x 12'11"
Bedroom 2	3.91m x 2.77m	12'10" x 9'1"
Bedroom 3	3.30m x 2.84m	10'10" x 9'4"

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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

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.



HOPKINS
HOMES



The Roxham



The Roxham

FOUR BEDROOM HOUSE

Plots 119, 120, 156, 158(h), 161(h), 162(h) & 173(h)

Ground floor



First floor



Living Room	5.57m x 3.31m	18'3" x 10'10"
Kitchen	3.76m x 2.95m	12'4" x 9'8"
Dining Room	3.45m x 3.34m	11'3" x 10'11"
Study	2.95m x 1.86m	9'8" x 6'1"
Master Bedroom	3.31m x 3.28m	10'10" x 10'9"
Bedroom 2	3.41m x 2.96m	11'2" x 9'8"
Bedroom 3	3.50m x 3.34m	11'5" x 10'11"
Bedroom 4	2.66m x 2.07m	8'8" x 6'9"

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

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

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.



HOPKINS
HOMES



The Keswick



The Keswick

FOUR BEDROOM HOUSE

Plots 157, 160, 165(h), 174(h), 175(h) & 241

Ground floor



First floor



Living Room	4.67m x 3.87m	15'4" x 12'8"
Kitchen	3.92m x 3.84m	12'10" x 12'7"
Dining Room	3.99m x 3.06m	13'1" x 10'1"
Utility	2.11m x 1.68m	6'11" x 5'6"
Master Bedroom	3.90m x 3.18m	12'10" x 10'5"
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	3.04m x 2.47m	10'0" x 8'1"

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

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.

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.



HOPKINS
HOMES



The Langford



The Langford

FOUR BEDROOM HOUSE

Plot 228



Living Room	4.67m x 3.87m	15'3" x 12'8"
Kitchen	3.92m x 3.84m	12'10" x 12'7"
Dining Area	3.99m x 3.06m	13'1" x 10'1"
Utility	1.88m x 1.66m	6'2" x 5'6"
Master Bedroom	3.90m x 3.17m	12'9" x 10'5"
Bedroom 2	3.30m x 3.13m	10'10" x 10'3"
Bedroom 3	2.85m x 2.91m	9'4" x 9'6"
Bedroom 4	3.02m x 2.47m	9'11" x 8'1"

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

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.

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.



HOPKINS
HOMES



The Chelmer

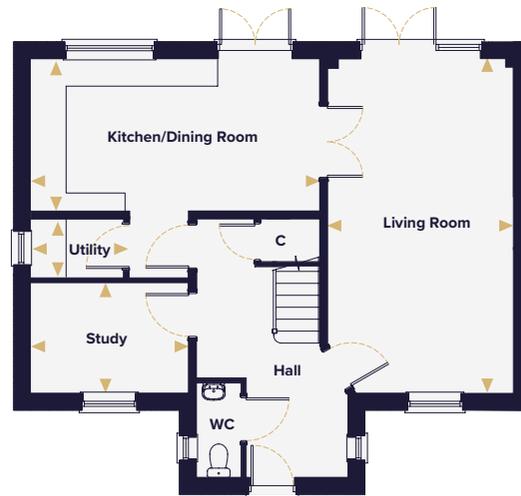


The Chelmer

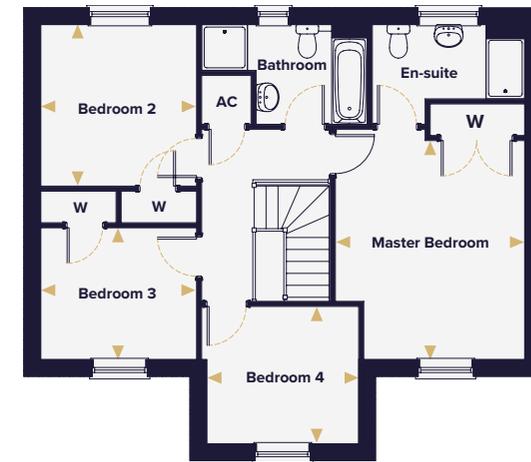
FOUR BEDROOM HOUSE

Plot 167

Ground floor



First floor



Living Room	6.59m x 3.67m	21'7" x 12'0"
Kitchen/Dining Room	5.69m x 3.00m	18'8" x 9'10"
Study	3.11m x 2.05m	10'3" x 6'9"
Master Bedroom	4.31m x 3.72m	14'1" x 12'2"
Bedroom 2	3.18m x 3.06m	10'5" x 10'1"
Bedroom 3	3.06m x 2.59m	10'1" x 8'6"
Bedroom 4	2.99m x 2.70m	9'10" x 8'10"

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

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.

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.



HOPKINS
HOMES



The Heacham



The Heacham

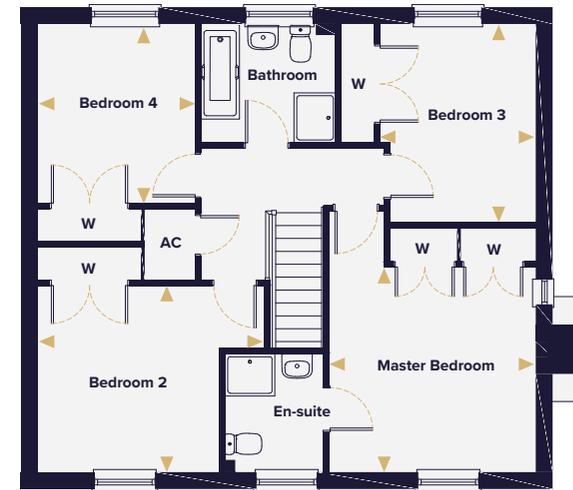
FOUR BEDROOM HOUSE

Plots 163, 170, 171 & 227

Ground floor



First floor



Living Room	4.70m x 3.69m	15'5" x 12'1"
Kitchen/Dining Area	8.95m x 3.20m	29'5" x 10'6"
Study	2.96m x 2.95m	9'10" x 9'8"
Utility	2.27m x 1.65m	7'5" x 5'5"
Master Bedroom	3.69m x 3.68m	12'2" x 12'1"
Bedroom 2	3.35m x 3.26m	11'0" x 10'9"
Bedroom 3	3.54m x 2.79m	11'9" x 9'2"
Bedroom 4	3.21m x 2.82m	10'6" x 9'3"

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

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.

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.



HOPKINS
HOMES



The Chiltern



The Chiltern

FOUR BEDROOM HOUSE

Plots 154, 159(h), 164(h), 169 & 176

Ground floor



First floor



Living Room	4.73m x 4.60m	15'6" x 15'1"
Kitchen/Dining Room	6.45m x 4.02m	21'2" x 13'2"
Cloakroom	2.01m x 1.84m	6'7" x 6'0"
Study	3.18m x 2.02m	10'5" x 6'8"
Master Bedroom	4.02m x 3.92m	13'2" x 12'10"
Bedroom 2	3.07m x 2.99m	10'1" x 9'10"
Bedroom 3	3.21m x 2.82m	10'6" x 9'3"
Bedroom 4	3.39m x 2.64m	11'2" x 8'8"

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

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.

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.



HOPKINS
HOMES



The Appleton



The Appleton

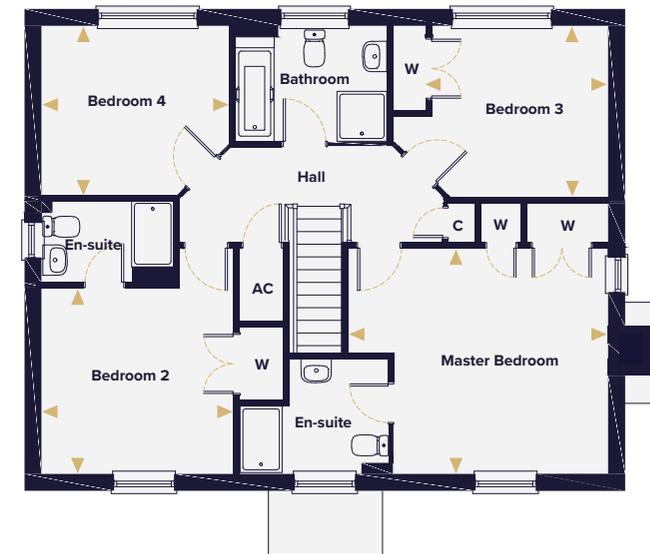
FOUR BEDROOM HOUSE

Plots 155 & 166

Ground floor



First floor



Living Room	4.82m x 4.67m	15'10" x 15'3"
Kitchen	4.58m x 3.08m	15'0" x 10'1"
Dining Area	5.60m x 3.08m	18'4" x 10'1"
Utility	2.26m x 1.98m	7'5" x 6'6"
Study	3.36m x 2.75m	11'0" x 9'0"
Master Bedroom	4.67m x 4.06m	15'3" x 13'3"
Bedroom 2	3.44m x 3.35m	11'3" x 10'11"
Bedroom 3	3.17m x 3.08m	10'5" x 10'1"
Bedroom 4	3.38m x 3.04m	11'1" x 9'11"

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

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.

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.



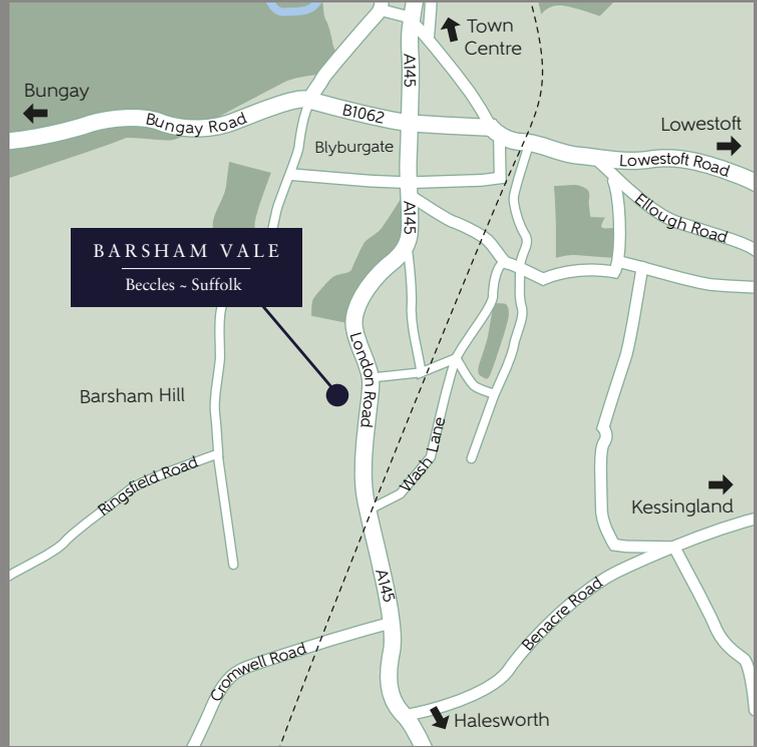
**HOPKINS
HOMES**

BARSHAM VALE

Beccles ~ Suffolk



Area map



Local map

Maps not to scale

Travel times and distances

By road to:

Lowestoft	10.4 miles
Norwich	18.6 miles
Ipswich	40.5 miles
Cambridge	79.1 miles
London Stansted Airport	90.7 miles
Central London	125 miles

By rail to:

(From Beccles train station - 1.1 miles from Barsham Vale)

Lowestoft	15 mins
Norwich	43 mins
Ipswich	1 hr 19 mins
Cambridge	2 hrs 38 mins
London Liverpool Street	2 hrs 55 mins

All travel times and distances are approximate and are courtesy of googlemaps.co.uk and thetrainline.com.

Barsham Vale Marketing Suite, Off London Road, Beccles, Suffolk NR34 9YU

Telephone: 01502 447778 Email: barsham.vale@hopkinshomes.co.uk

Book your Appointment at:

hopkinshomes.co.uk

Hopkins Homes, Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ

Telephone: 01394 446800 Fax: 01394 389605



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 Barsham 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 and Hopkins & Moore developments. Other photographs are of the local area or are indicative lifestyle images. All details are correct at time of printing. Designed and produced by Trident Marketing Anglia Ltd 01473 823700 www.tridentmarketinguk.com.