



# Abbots Vale

BURY ST EDMUNDS

TRADITIONALLY DESIGNED 2, 3, 4 & 5 BEDROOM HOMES

## INTRODUCTION

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

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

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

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

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



The perfect  
place to  
call *home*.

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

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

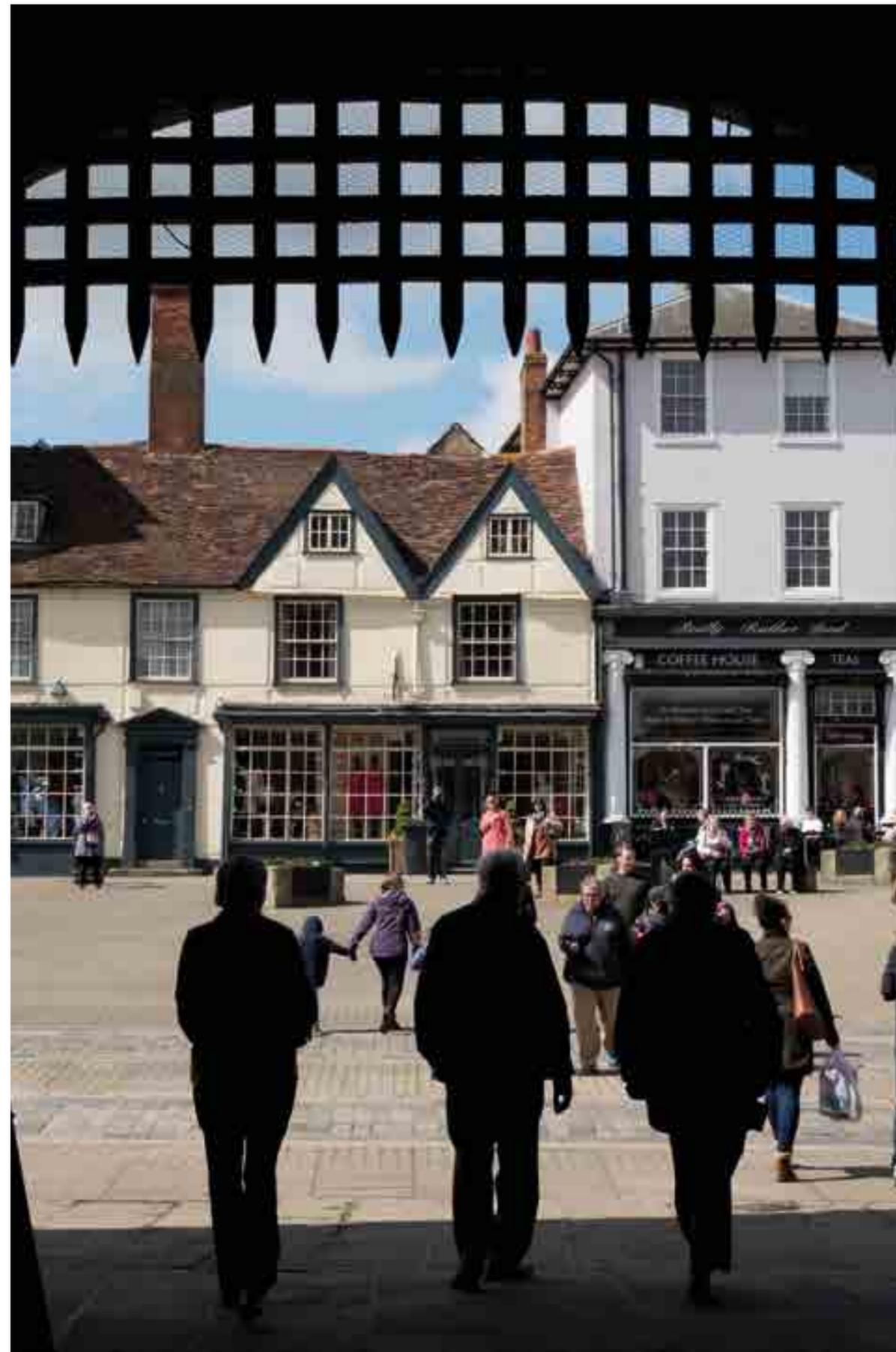
# The best of *both worlds.*



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

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

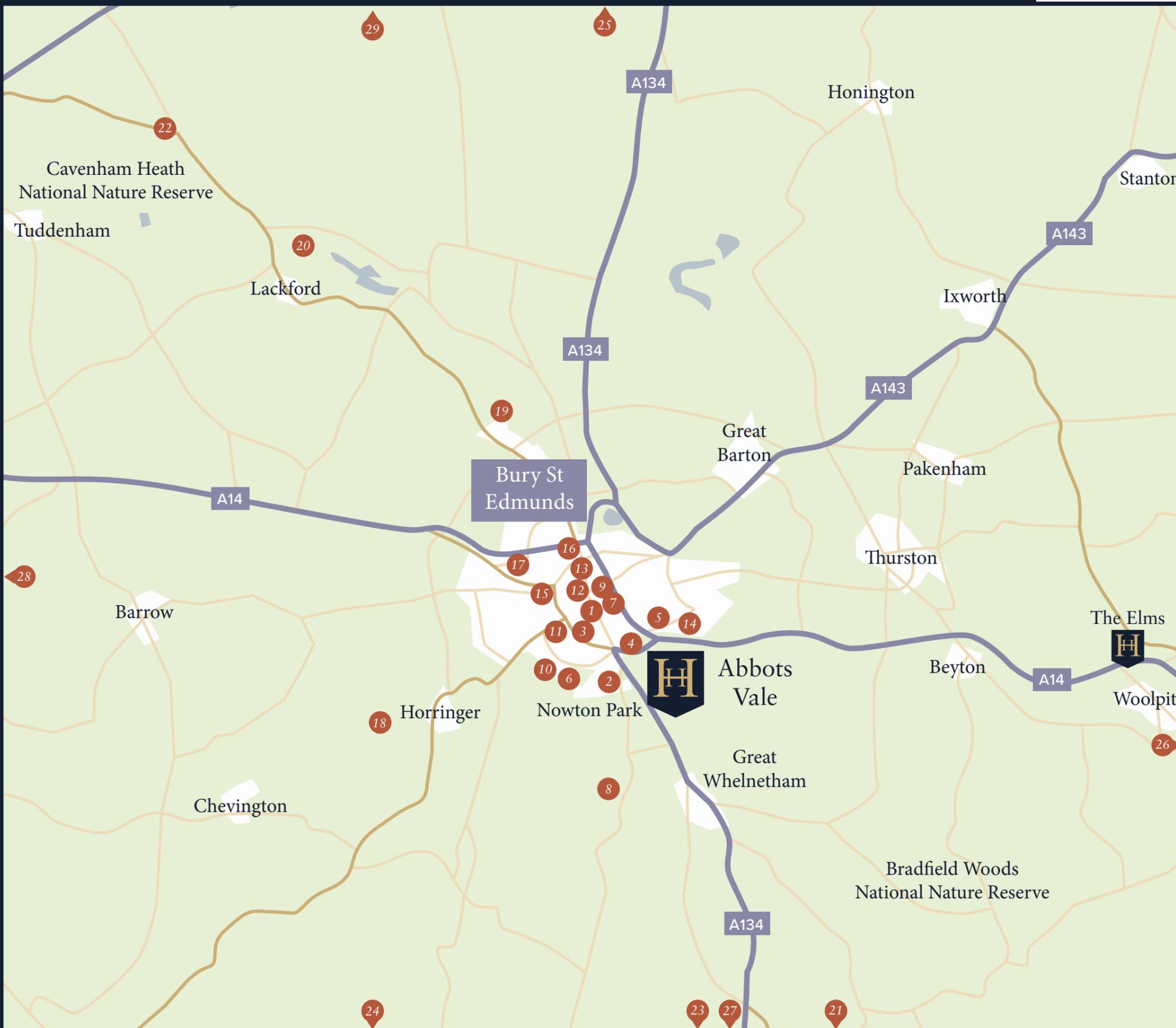
Listed as one of Britain's top 20 foodie hot spots by The Telegraph, Bury St Edmunds is known as the food capital of Suffolk. Whether you're in the mood for fine dining, great pub grub, family-friendly restaurants or cute cafés – Bury St Edmunds has it all.



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

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





**UNDER 5 MILES**

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

**UNDER 10 MILES**

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

**UNDER 20 MILES**

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

# Local schools.

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



## PRE-SCHOOLS AND PRIMARY SCHOOLS

Southgate Pre-school. 1.3 miles

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AGES 2-5

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

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AGES 3-11

Great Whelnetham C of E. 2 miles

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AGES 5-11

Ickworth Primary School. 4.2 miles

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AGES 4-11

Hardwick Primary School. 1.3 miles

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AGES 4-11

Guildhall Feoffment Community. 1.9 miles

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AGES 5-11

Abbots Green Academy. 3 miles

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AGES 2-11

Great Barton C of E. 4.9 miles

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AGES 5-11

## SECONDARY SCHOOLS

King Edward VI. 2.6 miles

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AGES 11-16

Saint Benedict's Catholic. 3.9 miles

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AGES 11-18

County High. 4 miles

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AGES 11-16

## COLLEGES

West Suffolk College. 2.5 miles

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AGES 16 PLUS

Abbeygate Sixth Form College. 3.6 miles

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AGES 16-19

## PRIVATE SCHOOLS

South Lee Prep. 1.5 miles

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AGES 0-13

Culford. 6.5 miles

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AGES 1-18

Brookes UK. 8.1 miles

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AGES 2-16

## ADDITIONAL NEEDS

Riverwalk School. 1.8 miles

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AGES 4-19

## CONNECTIONS

# Exploring what the country has to offer.

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

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

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

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

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

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

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



Cambridge



Cambridge town centre



Lavenham

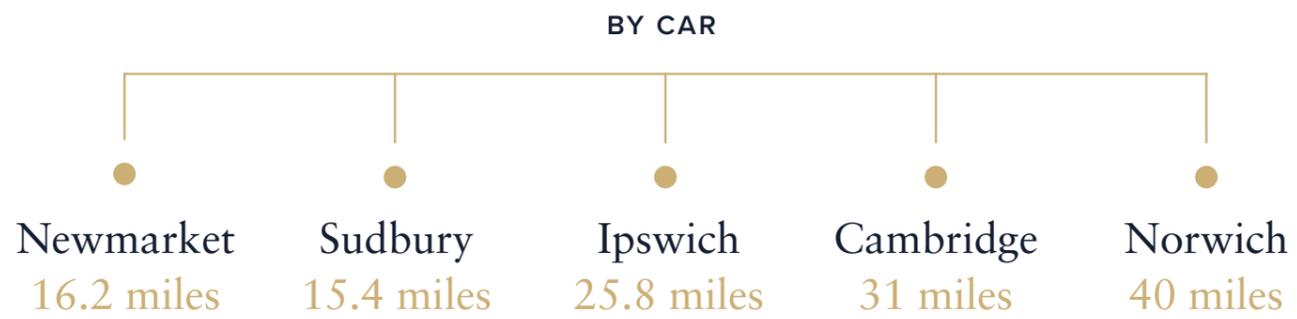


Ipswich Marina



Thetford Forest

# Travelling further *afield*.



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



WHO WE ARE

## Creating *distinction.*

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

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

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



## Feels like *home*.

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

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

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

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





## With you at *every step.*

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

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



**2 Bedroom Homes**

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

**3 Bedroom Homes**

- The Brook  
Homes: 2(h), 3, 36(h), 48(h), 49, 59–61, 133, 134(h), 158(h), 159 & 187–189
- The Flatford  
Homes: 5(h), 6, 8(h), 9, 24(h), 25, 28(h), 29, 108, 109(h), 135 & 136(h)
- The Liston  
Homes: 1(h), 4, 23, 26(h), 27, 64(h), 65, 66(h), 67, 137, 138(h), 152(h), 164(h), 165(h), 166, 167, 174–176 & 191–193
- The Blyth  
Homes: 10, 11, 53, 77, 106(h), 107, 110(h), 111 & 160
- The Sutton  
Homes: 21, 30(h), 45(h), 46, 69, 70(h), 178(h), 180(h), 181 & 186
- The Eaton  
Homes: 41–43, 112–114, 115(h), 116 & 168–170
- The Saxham  
Homes: 198–201 & 203–206
- The Denham  
Home: 202

**4 Bedroom Homes**

- The Bixley  
Homes: 20, 31(h), 68, 71(h), 179(h) & 185
- The Staughton  
Homes: 19, 22(h), 50, 55, 75(h) & 76(h)
- The Keswick  
Homes: 32, 44(h), 47, 54(h), 139, 146(h) & 183(h)
- The Ashton  
Homes: 12, 13, 35(h), 38, 40, 140(h), 143(h), 156(h), 157(h) & 184
- The Alston  
Homes: 161, 162 & 163
- The Chiltern  
Homes: 7, 141 & 171
- The Appleton  
Homes: 14, 18(h), 142(h) & 177

**5 Bedroom Homes**

- The Thurton  
Homes: 15, 17, 34, 39(h), 154, 155, 172, 173 & 182
- The Wolterton  
Homes: 33 & 153(h)
- The Alethorpe  
Home: 16

○ Affordable Homes

■ = Bin Collection Point  
 PS = Pumping Station  
 SS = Sub Station  
 V = Visitor Parking  
 (h) = Handed





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HOMES

# The Clare.

TWO BEDROOM COACH HOUSE

Homes 190, 197 & 207

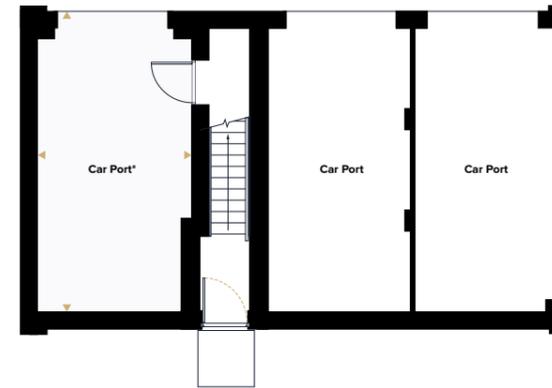
# The Clare.

TWO BEDROOM COACH HOUSE

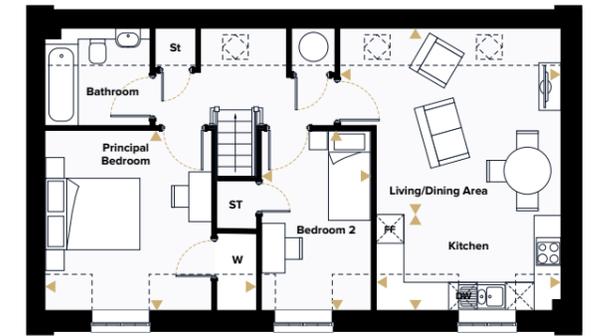
Homes 190, 197 & 207



Ground Floor



First Floor



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

70.4m<sup>2</sup> | 757.8ft<sup>2</sup>

\*Ground floor layout differences apply to plot 190. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. Please speak to our sales consultant for details. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to home specific drawing and information in sales office.

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





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HOMES

# The Ness.

TWO BEDROOM HOUSE

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

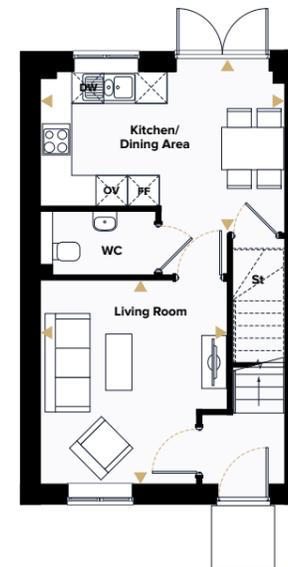
# The Ness.

TWO BEDROOM HOUSE

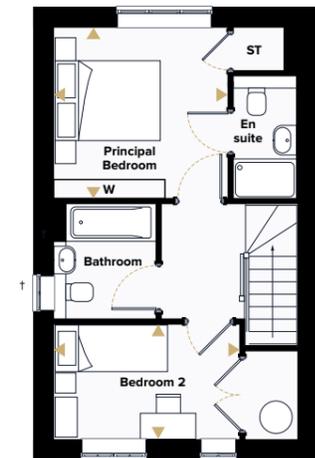
Homes 37, 51\*, 52, 56-58, 62\*, 63, 104, 105\*, 144, 145\*, 147-149 & 194-196



Ground Floor



First Floor



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

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

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

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

71.90m<sup>2</sup> | 774ft<sup>2</sup>

\*Indicates handed plot. †Window to plots 37, 51, 52, 58, 62, 63, 104, 105, 144, 145, 147 & 196 only. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. Please speak to our sales consultant for details. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to home specific drawing and information in sales office.

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





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HOMES

# The Brook.

THREE BEDROOM HOUSE

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

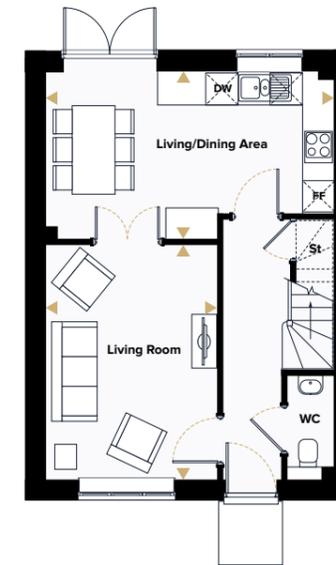


# The Brook.

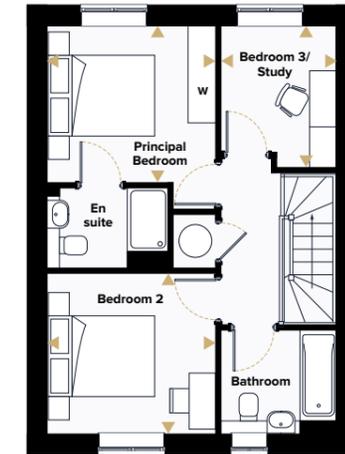
THREE BEDROOM HOUSE

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

Ground Floor



First Floor



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

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

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

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

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

81.98m<sup>2</sup> | 882.4ft<sup>2</sup>

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





HOPKINS  
HOMES

# The Flatford.

THREE BEDROOM HOUSE

Homes 5\*, 6, 8\*, 9, 24\*, 25, 28\*, 29, 108, 109\*, 135 & 136\*

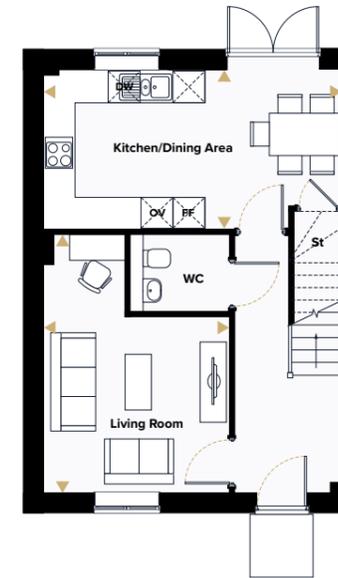
# The Flatford.

THREE BEDROOM HOUSE

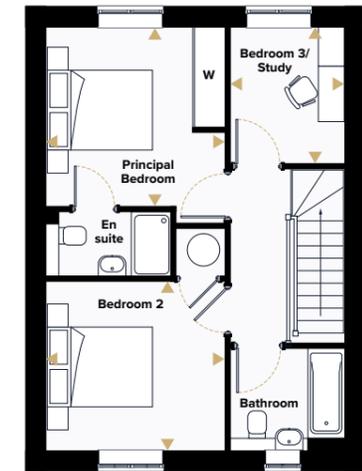
Homes 5\*, 6, 8\*, 9, 24\*, 25, 28\*, 29, 108, 109\*, 135 & 136\*



Ground Floor



First Floor



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

Living Room 4.89m x 3.52m 16'1" x 11'7"

Principal Bedroom 3.40m x 3.37m 11'2" x 11'1"

Bedroom 2 3.37m x 3.20m 11'1" x 10'6"

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

90.2m<sup>2</sup> | 971ft<sup>2</sup>

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



**The Liston.**

**THREE BEDROOM HOUSE**

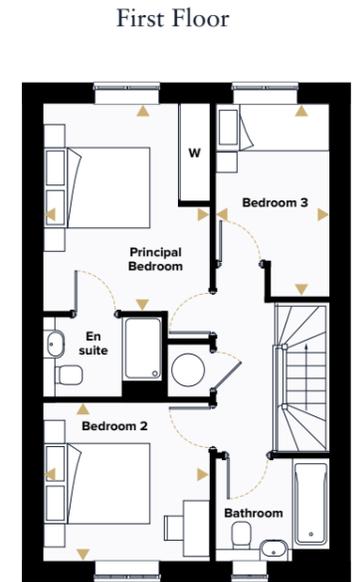
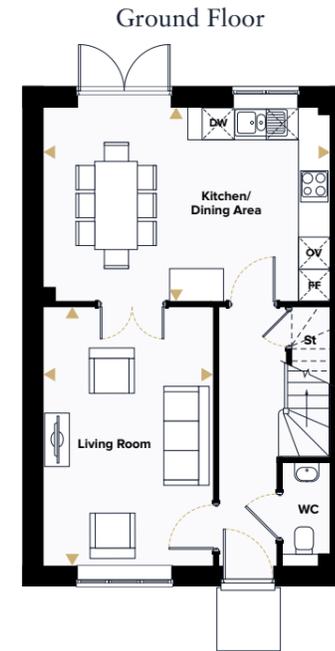
Homes 1\*, 4, 23, 26\*, 27, 64\*, 65, 66\*, 67, 137, 138\*, 152\*, 164\*, 165\*, 166, 167, 174, 175, 176, 191, 192 & 193



**The Liston.**

**THREE BEDROOM HOUSE**

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



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

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

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

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

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

**92.8m<sup>2</sup> | 999ft<sup>2</sup>**

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





HOPKINS  
HOMES

# The Blyth.

THREE BEDROOM HOUSE

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

# The Blyth.

THREE BEDROOM HOUSE

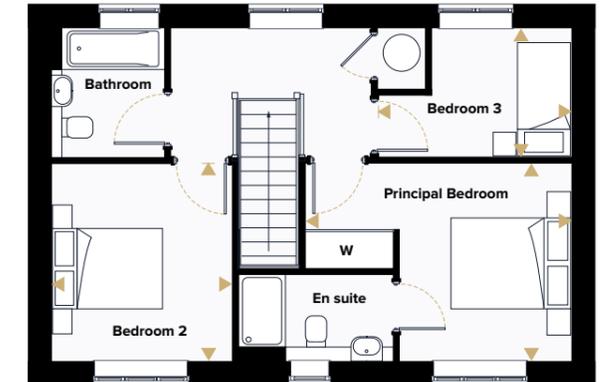
Homes 10, 11, 53, 77, 106\*, 107, 110\*, 111 & 160



Ground Floor



First Floor



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

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

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

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

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

96.16m<sup>2</sup> | 1,035ft<sup>2</sup>

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- WC Toilet/cloakroom





HOPKINS  
HOMES

# The Sutton.

THREE BEDROOM HOUSE

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

# The Sutton.

THREE BEDROOM HOUSE

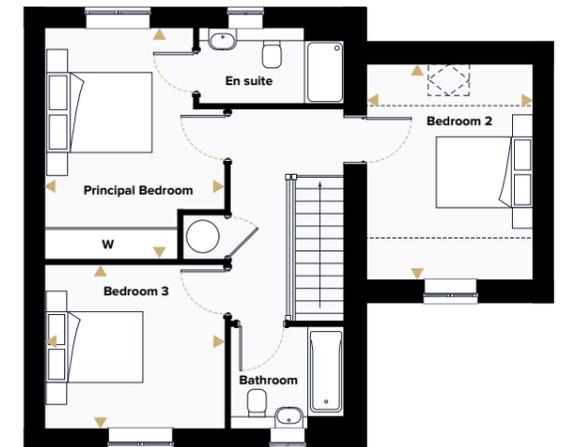
Homes 21, 30\*, 45\*, 46, 69, 70\*, 178\*, 180\*, 181 & 186



Ground Floor



First Floor



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

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

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

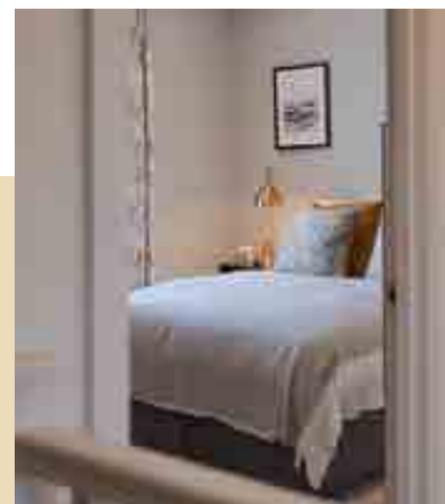
Bedroom 2 4.07m x 3.18m 13'4" x 10'5"

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

98.7m<sup>2</sup> | 1,062.4ft<sup>2</sup>

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- St Storage
- W Wardrobe
- WC Toilet/cloakroom
- Restricted Headroom
- ⌈ ⌋ Roof Light





**HOPKINS  
HOMES**

# The Bixley.

**FOUR BEDROOM HOUSE**

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

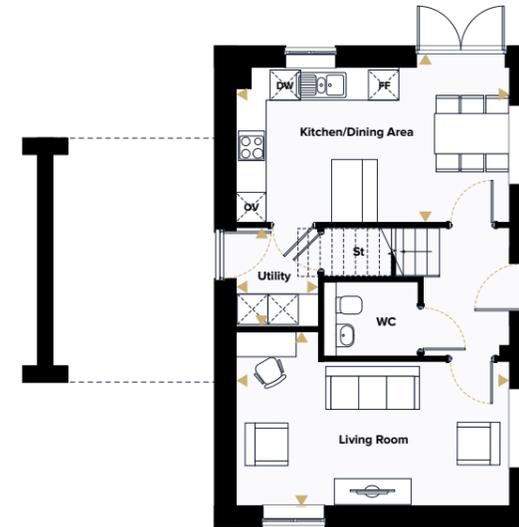


# The Bixley.

**FOUR BEDROOM HOUSE**

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

Ground Floor



First Floor



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

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

**107.5m<sup>2</sup> | 1,157.1ft<sup>2</sup>**

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- OV Oven
- St Storage
- W Wardrobe
- WC Toilet/cloakroom
- Restricted Headroom





HOPKINS  
HOMES

# The Eaton.

THREE BEDROOM HOUSE

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

# The Eaton.

THREE BEDROOM HOUSE

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



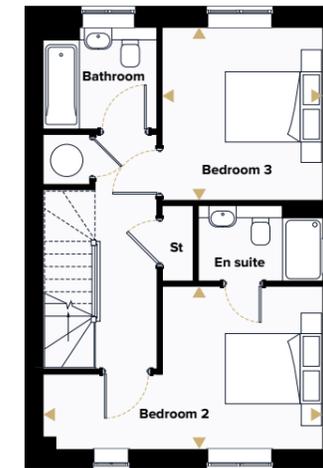
Ground Floor



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

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

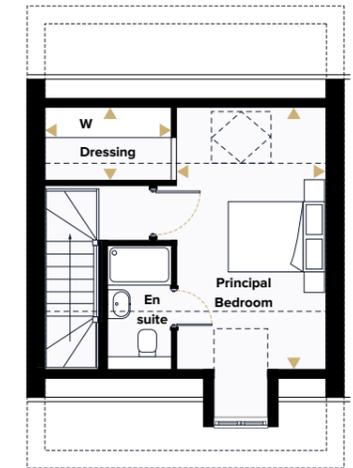
First Floor



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

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

Second Floor



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

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

110.3m<sup>2</sup> | 1,187.3ft<sup>2</sup>

\*Indicates handed plot. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. Please speak to our sales consultant for details. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to home specific drawing and information in sales office.

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

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





HOPKINS  
HOMES

# The Saxham.

THREE BEDROOM HOUSE

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

# The Saxham.

THREE BEDROOM HOUSE

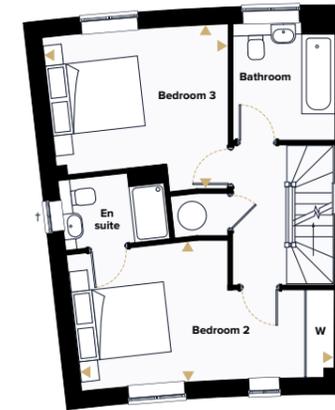
Homes 198, 199, 200, 201, 203, 204, 205 & 206



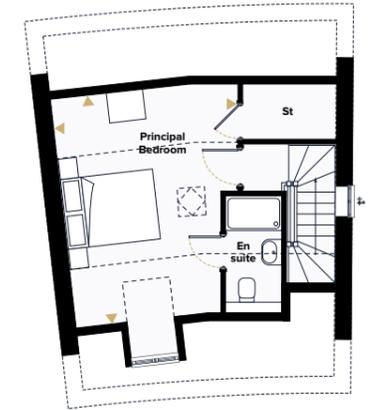
Ground Floor



First Floor



Second Floor



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

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

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

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

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

113.9m<sup>2</sup> | 1,225.9ft<sup>2</sup>

\*Window to plot 198 only. †Window to plot 206 only. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. Please speak to our sales consultant for details. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to home specific drawing and information in sales office.

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

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





HOPKINS  
HOMES

# The Staughton.

FOUR BEDROOM HOUSE

Homes 19, 22\*, 50, 55, 75\* & 76\*

# The Staughton.

FOUR BEDROOM HOUSE

Homes 19, 22\*, 50, 55, 75\* & 76\*



Ground Floor



First Floor



Kitchen	3.71m × 3.09m	12'2" × 10'2"
Dining Area	3.65m × 3.34m	12'0" × 11'0"
Living Room	5.57m × 3.31m	18'4" × 10'10"

Principal Bedroom	4.09m × 3.25m	13'5" × 10'8"
Bedroom 2	3.34m × 3.56m	11'0" × 11'8"
Bedroom 3	3.37m × 3.31m	11'1" × 10'10"
Bedroom 4 / Study	2.95m × 2.23m	9'8" × 7'4"

120.4m<sup>2</sup> | 1,296ft<sup>2</sup>

\*Indicates handed plot. †Window to plots 19 & 22 only †Window to plots 50, 55, 75 & 76 only. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. Please speak to our sales consultant for details. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to home specific drawing and information in sales office.

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





HOPKINS  
HOMES

# The Keswick.

FOUR BEDROOM HOUSE

Homes 32, 44\*, 47, 54\*, 139, 146\* & 183\*

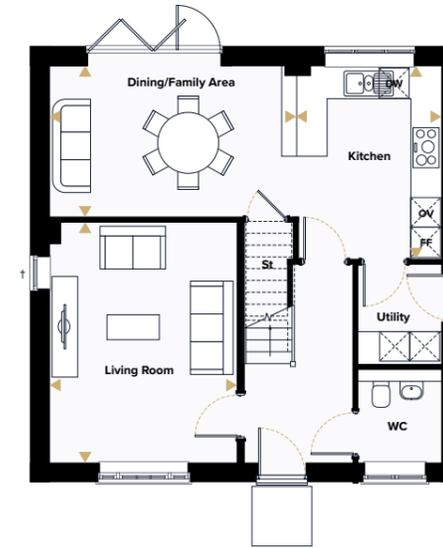
# The Keswick.

FOUR BEDROOM HOUSE

Homes 32, 44\*, 47, 54\*, 139, 146\* & 183\*



Ground Floor



First Floor



Kitchen	3.85m × 2.83m	12'8" × 9'4"
Dining/Family Area	4.95m × 3.00m	16'3" × 9'10"
Living Room	4.80m × 3.73m	15'9" × 12'3"

Principal Bedroom	4.38m × 3.29m	14'5" × 10'9"
Bedroom 2	3.84m × 3.31m	12'7" × 10'10"
Bedroom 3	3.21m × 2.63m	10'6" × 8'8"
Bedroom 4	3.07m × 2.79m	10'1" × 9'2"

123m<sup>2</sup> | 1,324ft<sup>2</sup>

\*Indicates handed plot. †Window to plots 32, 139 & 183 only. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. Please speak to our sales consultant for details. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to home specific drawing and information in sales office.

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





HOPKINS  
HOMES

# The Denham.

THREE BEDROOM HOUSE

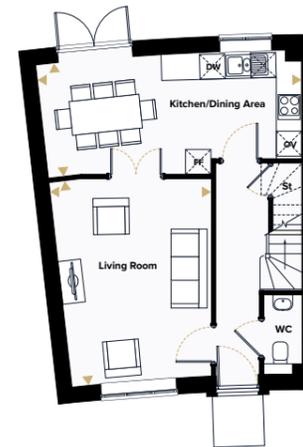
Home 202

# The Denham.

THREE BEDROOM HOUSE

Home 202

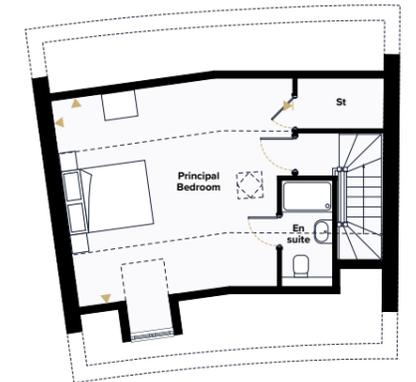
Ground Floor



First Floor



Second Floor



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

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

Bedroom 2  
6.92m x 3.01m 22'9" x 9'11"

Bedroom 3  
5.75m x 3.53m 18'11" x 11'7"

Principal Bedroom  
5.72m x 4.92m 18'9" x 16'2"

133.2m<sup>2</sup> | 1,433.7ft<sup>2</sup>

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

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





HOPKINS  
HOMES

# The Ashton.

FOUR BEDROOM HOUSE

Homes 12, 13, 35\*, 38, 40, 140\*, 143\*, 156\*, 157\* & 184

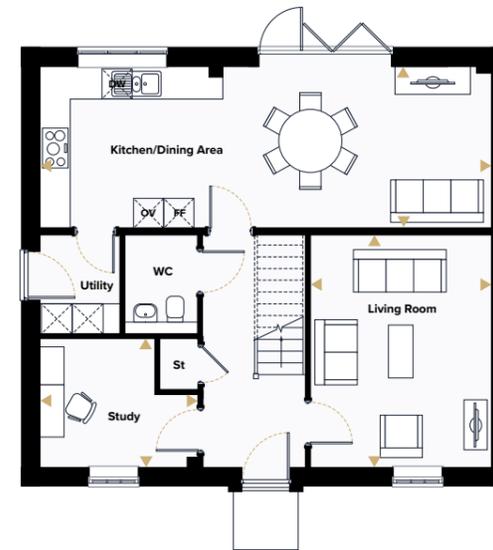


# The Ashton.

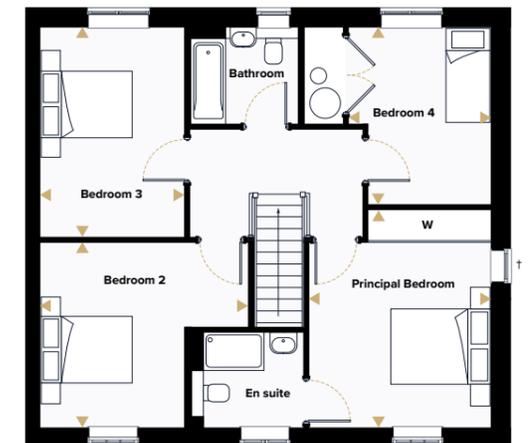
FOUR BEDROOM HOUSE

Homes 12, 13, 35\*, 38, 40, 140\*, 143\*, 156\*, 157\* & 184

Ground Floor



First Floor



Kitchen/Dining Area	9.02m × 3.22m	29'7" × 10'7"
Living Room	4.63m × 3.62m	15'3" × 11'10"
Study	3.16m × 2.57m	10'4" × 8'5"

Principal Bedroom	4.36m × 3.65m	14'4" × 12'0"
Bedroom 2	4.17m × 3.70m	13'8" × 12'2"
Bedroom 3	4.21m × 2.89m	13'10" × 9'6"
Bedroom 4	3.55m × 2.84m	11'8" × 9'4"

144.54m<sup>2</sup> | 1,556ft<sup>2</sup>

\*Indicates handed plot. \*\*Windows to plot 156 only. \*\* Fireplace to plots 12, 13 & 35 only. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. Please speak to our sales consultant for details. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to home specific drawing and information in sales office.

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





HOPKINS  
HOMES

# The Alston.

FOUR BEDROOM HOUSE

Homes 161, 162 & 163

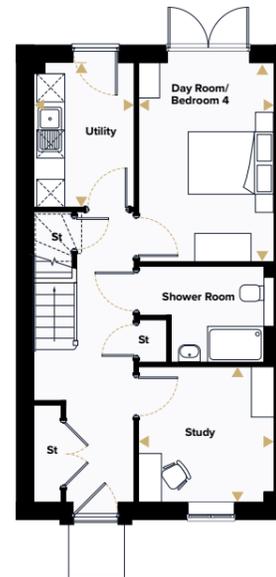
# The Alston.

FOUR BEDROOM HOUSE

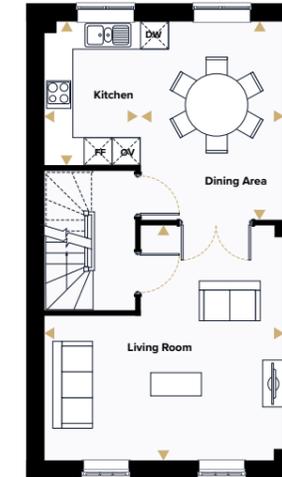
Homes 161, 162 & 163



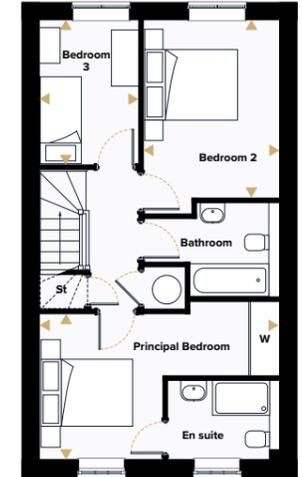
Ground Floor



First Floor



Second Floor



Day Room/Bedroom 4  
4.25m x 2.92m 14'0" x 9'7"

Study  
2.92m x 2.88m 9'7" x 9'6"

Utility  
3.08m x 2.14m 10'2" x 7'0"

Kitchen  
3.08m x 2.04m 10'2" x 6'8"

Dining Area  
4.24m x 3.11m 13'11" x 10'2"

Living Room  
5.15m x 5.03m 16'11" x 16'6"

Principal Bedroom  
5.15m x 3.12m 16'11" x 10'3"

Bedroom 2  
3.80m x 2.92m 12'6" x 9'7"

Bedroom 3  
3.08m x 2.14m 10'2" x 7'0"

145.2m<sup>2</sup> | 1,563ft<sup>2</sup>

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

- St Storage
- W Wardrobe





HOPKINS  
HOMES

# The Chiltern.

FOUR BEDROOM HOUSE

Homes 7, 141 & 171

# The Chiltern.

FOUR BEDROOM HOUSE

Homes 7, 141 & 171



Ground Floor



First Floor



Kitchen/Dining Area	6.52m × 3.96m	21'5" × 13'0"
Living Room	4.87m × 4.32m	16'0" × 14'2"
Study	3.35m × 1.93m	11'0" × 6'4"

Principal Bedroom	6.49m × 3.96m	21'4" × 13'0"
Bedroom 2	3.35m × 3.24m	11'0" × 10'8"
Bedroom 3	3.73m × 3.48m	12'3" × 11'5"
Bedroom 4	3.35m × 2.61m	11'0" × 8'7"

156m<sup>2</sup> | 1,679ft<sup>2</sup>

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





HOPKINS  
HOMES

# The Appleton.

FOUR BEDROOM HOUSE

Homes 14, 18\*, 142\* & 177

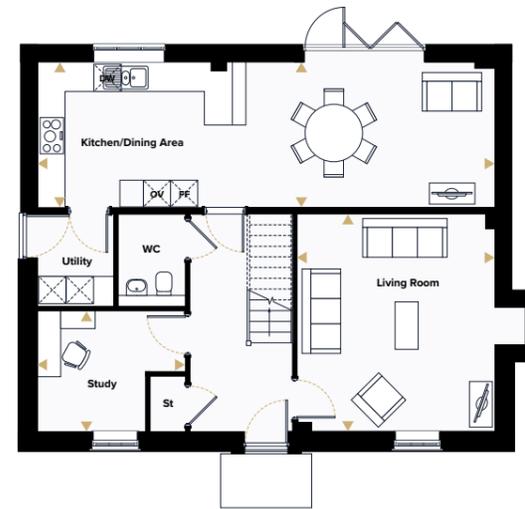
# The Appleton.

FOUR BEDROOM HOUSE

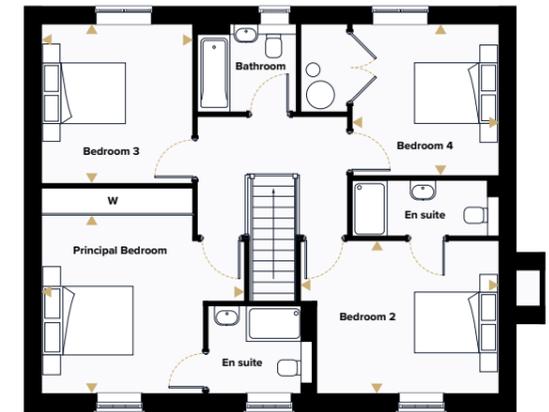
Homes 14, 18\*, 142\* & 177



Ground Floor



First Floor



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

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

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 3.34m 14'3" x 11'0"

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

Bedroom 4 3.34m x 3.22m 10'11" x 10'7"

163m<sup>2</sup> | 1,754ft<sup>2</sup>

\*Indicates handed plot. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. Please speak to our sales consultant for details. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to home specific drawing and information in sales office.

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





HOPKINS  
HOMES

# The Thurton.

FIVE BEDROOM HOUSE

Homes 15, 17, 34, 39\*, 154, 155, 172, 173 & 182

# The Thurton.

FIVE BEDROOM HOUSE

Homes 15, 17, 34, 39\*, 154, 155, 172, 173 & 182



Ground Floor



First Floor



Kitchen	4.79m × 3.50m	15'9" × 11'6"
Dining Area	5.31m × 3.16m	17'5" × 10'5"
Family Area	3.51m × 3.17m	11'6" × 10'5"
Living Room	4.80m × 4.25m	15'9" × 13'11"
Study	3.35m × 2.57m	11'0" × 8'5"

Principal Bedroom	4.43m × 4.05m	14'7" × 13'4"
Bedroom 2	4.53m × 3.44m	14'10" × 11'3"
Bedroom 3	4.10m × 4.03m	13'6" × 13'3"
Bedroom 4	3.36m × 3.27m	11'1" × 10'9"
Bedroom 5	4.10m × 2.54m	13'6" × 8'4"

190.9m<sup>2</sup> | 2,054.9ft<sup>2</sup>

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





HOPKINS  
HOMES

# The Wolterton.

FIVE BEDROOM HOUSE

Homes 33 & 153\*

# The Wolterton.

FIVE BEDROOM HOUSE

Homes 33 & 153\*



Ground Floor



First Floor



Kitchen	3.67m x 3.37m	12'1" x 11'1"
Dining Area	3.67m x 2.99m	12'1" x 9'10"
Living Room	6.81m x 4.03m	22'4" x 13'3"
Family Area	4.60m x 2.98m	15'1" x 9'10"
Study	3.21m x 3.00m	10'6" x 9'10"

Principal Bedroom	4.20m x 3.94m	13'10" x 12'11"
Bedroom 2	4.04m x 3.99m	13'3" x 13'1"
Bedroom 3	4.01m x 2.73m	13'2" x 8'11"
Bedroom 4	3.21m x 3.00m	10'6" x 9'10"
Bedroom 5	2.84m x 2.55m	9'4" x 8'4"

192.9m<sup>2</sup> | 2,076.4ft<sup>2</sup>

\*Indicates handed plot. \*Window to plot 153 only. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. Please speak to our sales consultant for details. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to home specific drawing and information in sales office.

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





HOPKINS  
HOMES

# The Alethorpe.

FIVE BEDROOM HOUSE

Home 16

# The Alethorpe.

FIVE BEDROOM HOUSE

Home 16



Ground Floor



First Floor



Kitchen	4.14m × 3.55m	13'7" × 11'8"
Dining Area	4.98m × 4.14m	16'4" × 13'7"
Living Room	6.34m × 4.65m	20'10" × 15'3"
Family Area	5.23m × 4.17m	17'2" × 13'8"

Principal Bedroom	5.78m × 5.23m	19'0" × 17'2"
Bedroom 2	5.48m × 4.19m	18'0" × 13'9"
Bedroom 3	4.65m × 3.61m	15'3" × 11'10"
Bedroom 4	4.19m × 2.96m	13'9" × 9'9"
Bedroom 5	3.54m × 2.64m	11'8" × 8'8"
Study	5.00m × 3.02m	16'5" × 9'11"

254.4m<sup>2</sup> | 2,738.3ft<sup>2</sup>

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





# Specification.

Get in touch.

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

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

## Kitchen

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

## Utility Room

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

## Bathroom

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

## En suite

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

## Flooring

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

## Heating, lighting and electrical

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

## Joinery

- Sliding fitted wardrobes to Principal Bedroom<sup>^</sup>
- Timber staircase with oak handrail

## External

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



For further information please contact us:

**01284 530456**

**[abbots.vale@hopkinshomes.co.uk](mailto:abbots.vale@hopkinshomes.co.uk)**

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The Properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types at Abbots Vale may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins Homes developments. Other photographs are of the local area or are indicative lifestyle images. All details are correct at time of printing. February 2025.

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

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





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