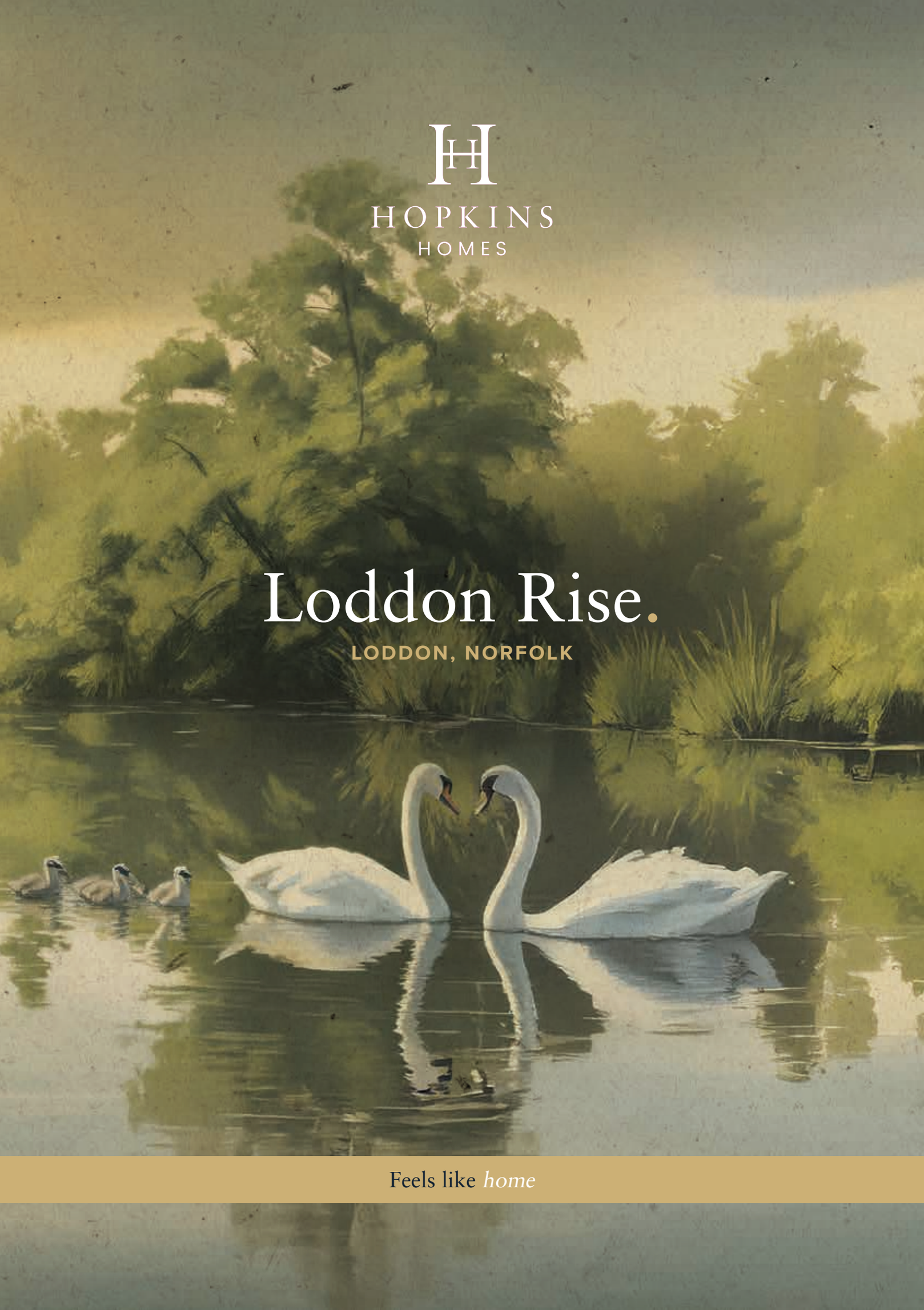


HOPKINS
HOMES

Loddon Rise.

LODDON, NORFOLK

Feels like *home*







Discover your stylish living on the Broads, close to the attractions of Norwich.

Loddon is an exquisite riverside market town waiting to welcome you to your new home. There are shops, pubs, cafés, schools and the enchanting countryside of the Chet Valley, all within walking distance.

With direct access to the south of The Broads National Park, you'll find a captivating mix of landscapes, waterways, and wildlife just moments from your doorstep. Less than 15 miles away is the vibrant cathedral city of Norwich, with an abundance of leisure and entertainment venues.

Our exceptional, energy-efficient 1 & 2 bedroom apartments and 2, 3, 4 & **5,** bedroom houses have been thoughtfully designed across a range of property styles. Whether you are a first-time buyer, growing a family or a downsizer, you'll find a home to suit you at Loddon Rise.

Key features.

- Countryside walks on your doorstep
- Within The Broads National Park
- Vibrant new community, close to Norwich
- Energy-efficient 1, 2, 3, **4 & 5** bedroom homes
- High quality schools in the area
- We're proud to be a 5* homebuilder

Our story.

Discover the Hopkins Home difference - where innovation meets tradition.

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

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











Birch Gate, Wymondham

"My experience of buying my first family home with my partner has been amazing. Would certainly buy a home again with them, which has helped due to the quality of the build and the importance the site team have made to make sure we are happy."

Jake Galea-Pace - Barsham Vale, Beccles

"We've just completed on our first home at Alconbury Weald, and the experience has been fantastic.

We used Hopkins Homes' recommended solicitors and mortgage advisors, and with their help, we managed to complete in just three weeks, avoiding stamp duty. The team's efficiency and guidance made this possible, and we're so grateful."

Louise - Hopkins Homes at Alconbury Weald

"Hopkins homes are a 5 star company. From my first visit to the sales centre to completion day and ongoing with the aftercare I cannot fault their customer service and the quality of their homes."

Andrew Ling - Church View, Bramford

Make your next move with us.

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



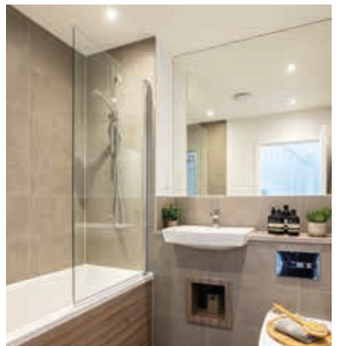














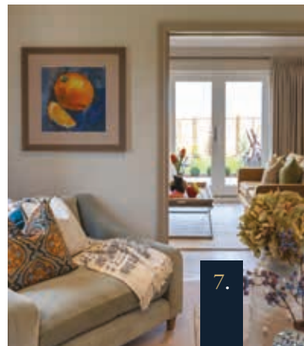
Why choose a Hopkins home at Loddon Rise.

- Idyllic countryside setting, close to Norwich
- Energy-efficient homes with air source heat pumps and underfloor heating to the ground floor
- Decades of experience creating communities residents love
- High-quality craftsmanship and attention to detail
- Electric vehicle charging points
- Wide range of flexible layouts to choose from
- High-specification kitchens with integrated appliances
- Peace of mind of a 10-year new home warranty

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







Contemporary countryside living with character, convenience and charm.

YOU'LL LOVE EXPLORING THE FOOTPATHS, CYCLE ROUTES AND OPEN SPACES CLOSE TO HOME.

Find your perfect lifestyle balance in this town that feels like a village. The timeless charm of the Broads, a haven for wildlife, sits alongside the bustling shops of Loddon, including a butcher, baker, and florist. A Co-op store caters to your daily needs, while larger shops can be found in Beccles. For local ingredients, visit Loddon's weekly market, monthly farmers' market, or Loddon Deli.

The Swan, The Angel Inn and The King's Head, all a short stroll from home, serve East Anglian ales and locally sourced food. There are cafés, coffee shops and restaurants where you can catch-up with friends.

Loddon's 15th century church, Georgian buildings and 18th century watermill infuse character into a town which isn't short on modern amenities. There is a GP surgery, dentist, pharmacy, Post Office, library and community cinema. Relax at the recreation grounds, Pyes Mill Picnic Area, marina and play areas. The Jubilee Hall is a hub for clubs and groups.

When you're not exercising on the cycle lanes, footpaths and green spaces around Loddon Rise, you'll find plenty of sporting activity to join in. The town has a football club for all ages, a tennis club, squash and racquetball club, swimming school, skate park and a community gym. Waveney Valley Leisure Centre is a 15-minute drive and has a pool, gym, fitness classes and cycling studio. Norwich, under 15 miles away, has a host of sports venues including Nuffield Health Norwich Fitness & Wellbeing Gym and a David Lloyd Club.







Norwich Cathedral



Norfolk Broads



Paddle boarding on the Broads

Quality education close to home.

Families will appreciate the ease of the school run. Loddon Infant & Nursery School or Loddon Junior School. are under a mile away. Hobart High School, rated Good by Ofsted in the last inspection, is also within walking distance, making the journey to secondary education straightforward.

Post-16 options include East Norfolk Sixth Form College in Gorleston-on-Sea and East Coast College in Great Yarmouth. Both offer a range of A-levels and vocational courses, with East Coast College also providing degree-level study. For higher education, the University of East Anglia's is located in Norwich.

For families seeking private education, Langley School caters to children from age four at its new Bluebell nursery in Loddon, with the main school serving pupils aged 10 to 18. Additional prep and pre-prep schools can be found in Taverham, with further independent options available in Norwich, offering a wide choice of educational pathways.

Close by.

Loddon's location offers the best of both worlds: a peaceful countryside lifestyle with the convenience of Norwich close by. The town sits on the edge of the Norfolk Broads, a network of rivers and lakes renowned for their natural beauty, wildlife, and recreational opportunities. Residents can enjoy boating, kayaking, and paddleboarding, or explore miles of riverside footpaths and cycle routes, discovering hidden villages, waterside pubs, and nature reserves along the way. The Broads also provide a serene setting for fishing, birdwatching, and quiet picnics, making it an ideal backdrop to everyday life.

The A146 provides a direct route to Norwich and Lowestoft, with bus services available, while Norwich Airport offers national and European flights.

For city excursions, Norwich offers a vibrant mix of history, culture, and gastronomy. Medieval streets and modern shopping centres host Michelin Guide restaurants, bustling street food markets, and a variety of eateries. Castle Quarter provides five floors of shops, restaurants, and an 8-screen Vue cinema, while the 11th-century Norwich Castle, cathedral, festivals, and events ensure there is always something to enjoy.

For family days out, local attractions abound. Visit Banham Zoo, Roarr! Dinosaur Adventure, Pleasurewood Hills, Africa Alive, or Stubbs Farm Alpacas in Loddon. Coastal excursions include seal spotting at Blakeney Point, sampling fresh crab at Cromer, or enjoying the rides and attractions at Great Yarmouth's Pleasure Beach.



Banham Zoo

Amenities.

- Co-op supermarket for everyday groceries
- Local independent shops
- Traditional pubs serving locally sourced food and ales
- Cafés and coffee shops for casual meet-ups
- GP surgery, pharmacy and dentist
- Well-regarded local schools
- Marina and riverside access to the Norfolk Broads
- Nearby family attractions
- Direct access to A146

This is our life's work.

Building homes is our vocation, not our job.

From our most experienced colleagues to our new starters, a desire to build a great product is one we all share and are driven by.

Our designers, architects and craftspeople are dedicated to building warm, welcoming and modern homes for the future by using the tried-and-tested housebuilding traditions of the past.

Our experience and attention to detail mean we build homes our families would be proud to live in. We take pride as a team in what we do, the legacies we create and the positive contribution we make to the communities in which we live in.

Homes that will last for generations.







70

AWARDS AND COUNTING

16

WHATHOUSE? AWARDS

34

NHBC AWARDS

3

YEARS IN THE LSE 1000 COMPANIES TO INSPIRE BRITAIN

HBF Home Builders Federation
★★★★★
Customer Satisfaction 2025

NHBC

	The Southwood, The Whitwell & The Herringby	The Clare, The Hopton, The Kipton, The Flatford & The Liston	The Lynford, The Sutton & The Bixley	The Keswick	The Heacham, The Chiltern, The Appleton & The Thurton
KITCHEN					
Choice of flat front units and drawers	●	●			
Choice of shaker style units and drawers			●	●	●
LED Lighting to wall units	●	●	●	●	●
Choice of slimline laminate worktop, matching upstand and splashback	●	●	●	●	●
White quartz kitchen sink with chrome mixer tap	●	●	●	●	●
Haier single oven with 'Air Fry' cooking	●	●			
Two Haier single ovens both with 'Air Fry' cooking			●	●	●
Haier 4 zone induction hob	●	●	●		
Haier 6 zone induction hob				●	●
Integrated cooker hood	●	●	●	●	●
Integrated 50/50 Fridge Freezer	●	●	●	●	●
Integrated dishwasher	●	●	●	●	●
Integrated washing machine (only applicable when washing machine located in the kitchen)	●	●			
Stainless steel sink with chrome tap in utility room (where applicable)			●	●	●
BATHROOM & EN SUITE					
Choice of ceramic floor and wall tiles	●	●	●	●	●
Ceramic floor tiles to bathrooms and en suites	●	●	●	●	●
Half height tiling to walls with sanitaryware	●	●	●	●	●
Full height tiling around the bath to homes with one en suite					●
Full height tiling to the bath to homes with no en suite	●	●			
Full height tiling to separate shower cubicles	●	●	●	●	●
Roca white sanitaryware	●	●	●	●	●
Chrome mixer taps	●	●	●	●	●
ELECTRICAL					
Media plate with sockets, data and TV point (Refer to working drawing for location)	●	●	●	●	●
White downlights to kitchens, dining areas when open plan, utility, bathroom & en suites	●	●	●	●	●
Low energy pendant lighting to all remaining areas	●	●	●	●	●
Smoke alarm (refer to working drawing for location)	●	●	●	●	●
Carbon monoxide alarm (refer to working drawing for location)	●	●	●	●	●
INTERNAL FEATURES					
Timber staircase with oak handrail and newel cap		●	●	●	●
5 panel vertically grooved doors with chrome ironmongery	●	●	●	●	●
All walls painted in matt white emulsion	●	●	●	●	●
All woodwork painted white	●	●	●	●	●
Amtico Spacia flooring to open plan kitchen/living/dining areas, hallway and WC	●	●	●	●	●
Mirrored sliding wardrobes to principal bedroom	●	●	●	●	●
Traditional Ogee style skirting and architraves	●	●	●	●	●
EXTERNAL FEATURES					
Landscaped front garden	●	●	●	●	●
Rear garden rotovated	●	●	●	●	●
Patio in natural finish paving slabs	●	●	●	●	●
Highly efficient double glazed UPVC windows with matching patio doors or aluminum bi-fold doors (as shown on plans)	●	●	●	●	●
Up & Down led light as indicated on working drawings	●	●	●	●	●
Composite front door with multi-point locking system	●	●	●	●	●
HEATING					
Air source heat pump	●	●	●	●	●
Underfloor heating to the ground floor		●	●	●	●
Radiators to upper floors		●	●	●	●
Radiators to all apartments	●				
Gloss white towel rails to bathroom and en suites		●	●	●	●



Apartments

THE LANGLEY APARTMENTS

1 BEDROOM APARTMENTS
Plots 171 & 174

2 BEDROOM APARTMENTS
Plots 172, 173, 175 & 176

2 Bedroom Homes

THE CLARE
Plots 28 & 107

THE HOPTON
Plots 9, 19, 20, 21, 22, 26, 27(h), 46, 47(h), 81, 82(h), 91, 92(h), 95, 96(h), 97(h), 98(h), 99(h), 105 & 106(h)

THE KIPTON
Plots 29 & 30(h)

3 Bedroom Homes

THE FLATFORD
Plots 2(h), 16, 23, 24, 25, 44, 45(h), 75, 76(h), 83(h), 100, 101(h), 102, 103(h), 156, 157(h), 165(h), 169 & 170(h)

THE LISTON
Plots 5, 6(h), 85, 86(h), 87, 88(h), 108, 109(h), 110, 111(h), 159 & 160(h)

THE LYNFORD
Plot 84(h)

THE SUTTON
Plots 17, 43 & 164(h)

4 Bedroom Homes

THE BIXLEY
Plots 18(h), 42(h) & 163

THE KESWICK
Plots 68, 79, 89(h), 93(h), 104, 121(h) & 166(h)

THE KESWICK BAY
Plots 7, 10(h) & 94

THE HEACHAM
Plots 1, 13, 69(h), 74, 90, 122(h), 158(h) & 167(h)

THE CHILTERN
Plots 15(h), 72, 73, 78 & 168(h)

THE APPLETON
Plots 8(h), 67, 71, 77 & 80(h)

5 Bedroom Homes

THE THURTON
Plots 3(h), 4(h), 11(h), 12(h), 14 & 70(h)

Key

AFFORDABLE HOUSING & SHARED OWNERSHIP

SELF BUILD PLOTS

S/S SUB STATION

V VISITOR PARKING

S SALES PARKING

(h) HANDED PLOT

MARKETING SUITE AND SHOW HOME

HOPKINS
HOMES

The Clare.

TWO BEDROOM HOUSE

729ft² | 68m²



The Clare.

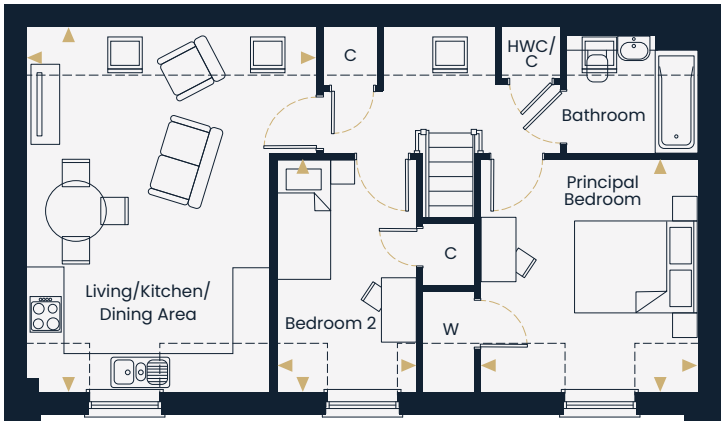
TWO BEDROOM HOUSE

Plots 28 & 107

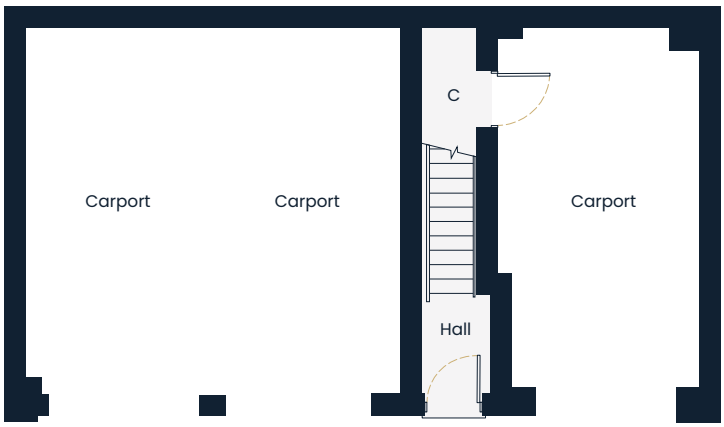




First Floor



Ground Floor



Living/Kitchen/ Dining Area	5.95m x 4.74m	19'6" x 15'7"
Principal Bedroom	3.80m x 3.56m	12'5" x 11'8"
Bedroom 2	3.80m x 2.29m	12'5" x 7'6"

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

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(h) Handed

--- Reduced head height

► Denotes where dimensions are taken from

HWC Hot Water Cylinder

W Wardrobe

C Cupboard

HOPKINS
HOMES

The Hopton.

TWO BEDROOM HOUSE

787ft² | 73m²



The Hopton.

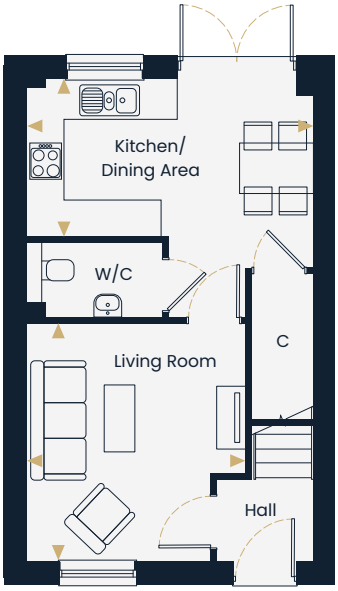
TWO BEDROOM HOUSE

Plots 9, 19, 20, 21, 22, 26, 27(h), 46, 47(h), 81, 82(h), 91, 92(h), 95, 96(h), 97(h), 98(h), 99(h), 105 & 106(h)



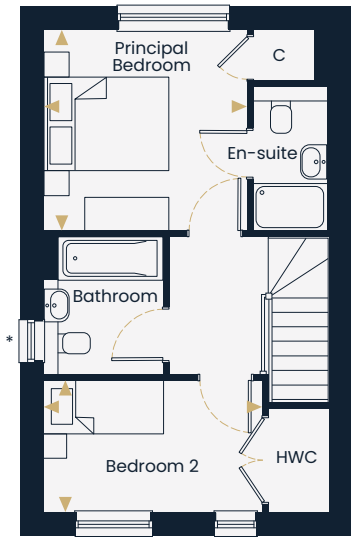


Ground Floor



Kitchen/Dining Area	4.62m x 3.05m	15'2" x 10'0"
Living Room	3.84m x 3.54m	12'7" x 11'7"

First Floor



Principal Bedroom	3.29m x 3.24m	10'9" x 10'7"
Bedroom 2	3.54m x 2.13m	11'7" x 7'0"

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(h)	Handed
*	Plots 20, 21, 98 and 124 are mid-terraced and will not have this window.
►	Denotes where dimensions are taken from
HWC	Hot Water Cylinder
W	Wardrobe
C	Cupboard

HOPKINS
HOMES

The Kipton.

TWO BEDROOM HOUSE

807ft² | 75m²



The Kipton.

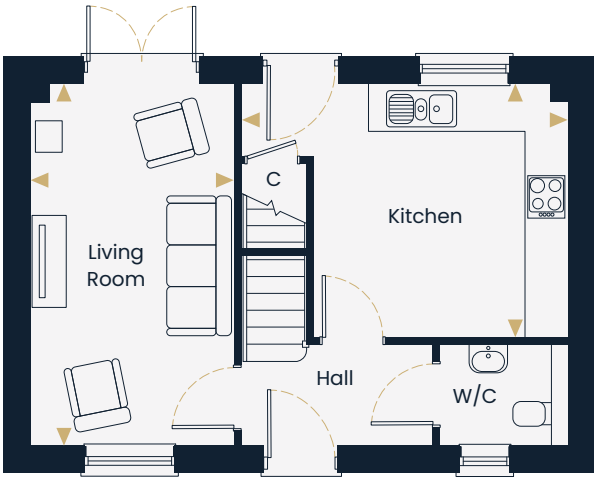
TWO BEDROOM HOUSE

Plots 29 & 30(h)



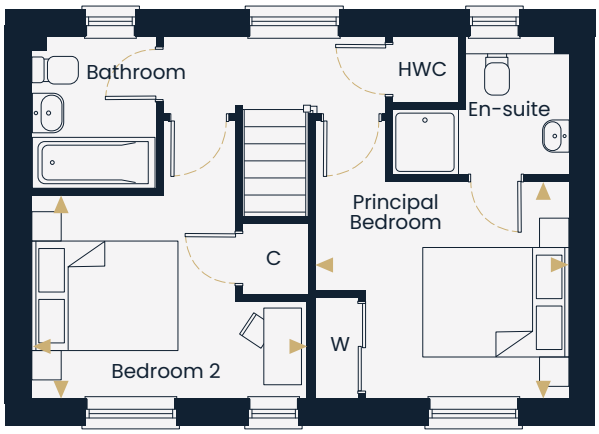


Ground Floor



Kitchen	4.51m x 3.49m	14'9" x 11'5"
Living Room	4.98m x 2.80m	16'4" x 9'2"

First Floor



Principal Bedroom	3.51m x 2.99m	11'6" x 9'10"
Bedroom 2	3.79m x 2.80m	12'5" x 9'2"

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

HOPKINS
HOMES

The Flatford.

THREE BEDROOM HOUSE

986ft² | 92m²



The Flatford.

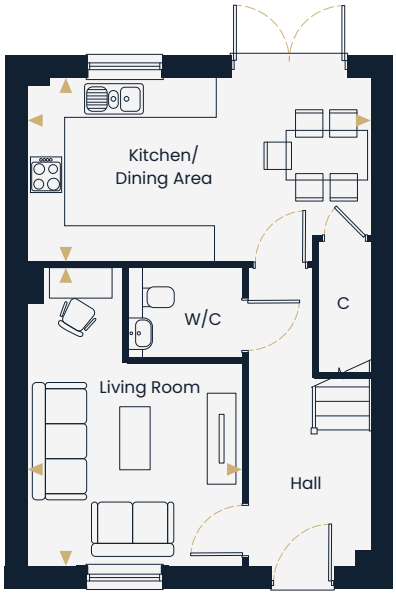
THREE BEDROOM HOUSE

Plots 2(h), 16, 23, 24, 25, 44, 45(h), 75, 76(h), 83(h), 100, 101(h), 102, 103(h), 156, 157(h), 165(h), 169 & 170(h)



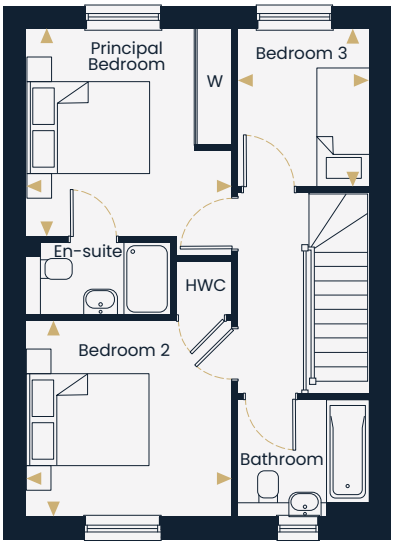


Ground Floor



Kitchen/Dining Area	5.63m x 3.03m	18'6" x 9'11"
Living Room	4.89m x 3.52m	16'1" x 11'6"

First Floor



Principal Bedroom	3.41m x 3.37m	11'2" x 11'1"
Bedroom 2	3.37m x 3.22m	11'1" x 10'7"
Bedroom 3	2.59m x 2.16m	8'6" x 7'1"

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

HOPKINS
HOMES

The Liston.

THREE BEDROOM HOUSE

1,014ft² | 94m²



The Liston.

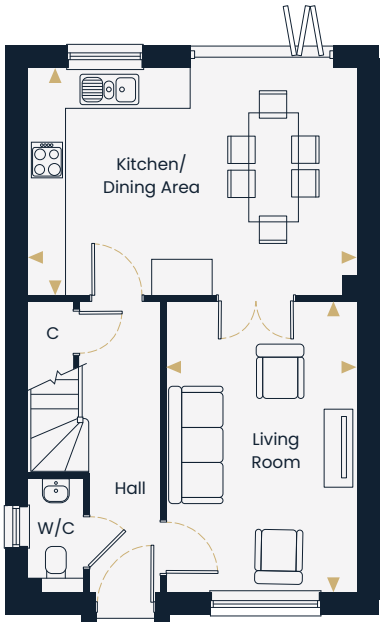
THREE BEDROOM HOUSE

Plots 5, 6(h), 85, 86(h), 87, 88(h), 108, 109(h), 110, 111(h), 159 & 160(h)



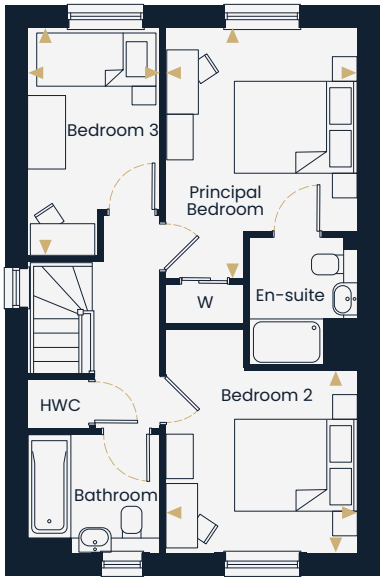


Ground Floor



Kitchen/Dining Area	5.40m x 3.72m	17'8" x 12'2"
Living Room	4.78m x 3.14m	15'8" x 10'4"

First Floor



Principal Bedroom	4.24m x 3.14m	13'11" x 10'4"
Bedroom 2	3.14m x 2.98m	10'4" x 9'9"
Bedroom 3	3.72m x 2.16m	12'2" x 7'1"

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(h) Handed
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HWC Hot Water Cylinder
W Wardrobe
C Cupboard

HOPKINS
HOMES

The Lynford.

THREE BEDROOM HOUSE

1,050ft² | 98m²



The Lynford.

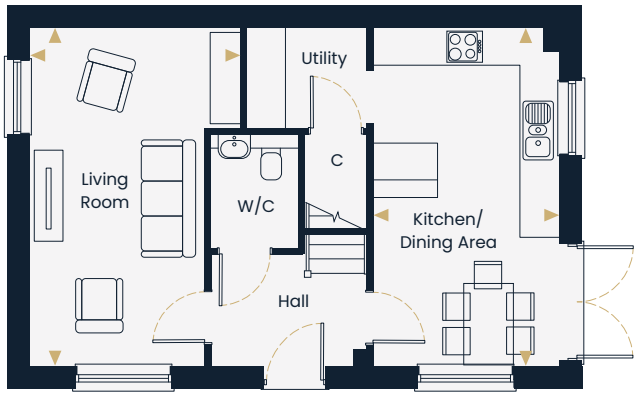
THREE BEDROOM HOUSE

Plot 84(h)



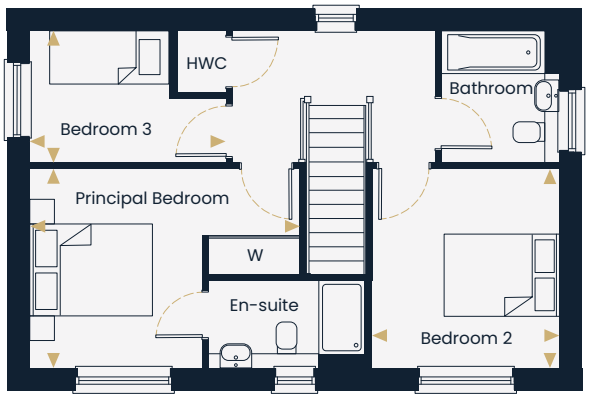


Ground Floor



Kitchen/Dining Area	5.54m x 3.05m	18'2" x 10'0"
Living Room	5.54m x 3.45m	18'2" x 11'4"

First Floor



Principal Bedroom	4.40m x 3.28m	14'5" 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"

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

HOPKINS
HOMES

The Sutton.

THREE BEDROOM HOUSE

1,092ft² | 102m²



The Sutton.

THREE BEDROOM HOUSE

Plots 17, 43 & 164(h)

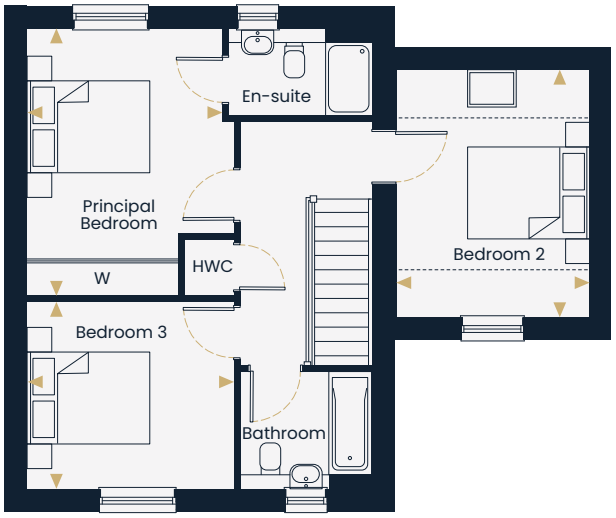




Ground Floor



First Floor



Kitchen/Dining Area	5.65m x 2.83m	18'6" x 9'3"
Living Room	4.64m x 3.54m	15'3" x 11'7"

Principal Bedroom	4.39m x 3.20m	14'5" x 10'6"
Bedroom 2	4.07m x 3.15m	13'4" x 10'4"
Bedroom 3	3.39m x 3.08m	11'1" x 10'1"

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

HOPKINS
HOMES

The Bixley.

FOUR BEDROOM HOUSE

1,188ft² | 110m²



The Bixley.

FOUR BEDROOM HOUSE

Plots 18(h), 42(h) & 163





Ground Floor



First Floor



Kitchen/Dining Area	5.42m x 3.07m	17'9" x 10'1"
Living Room	5.42m x 3.42m	17'9" x 11'3"

Principal Bedroom	4.44m x 3.27m	14'7" x 10'9"
Bedroom 2	4.07m x 3.15m	13'4" x 10'4"
Bedroom 3	3.17m x 3.07m	10'5" x 10'1"
Bedroom 4	2.36m x 2.06m	7'9" x 6'9"

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(h) Handed
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HWC Hot Water Cylinder
W Wardrobe
C Cupboard
Rooflight
--- Indicates reduced head height

HOPKINS
HOMES

The Keswick.

FOUR BEDROOM HOUSE

1,341ft² | 125m²



The Keswick.

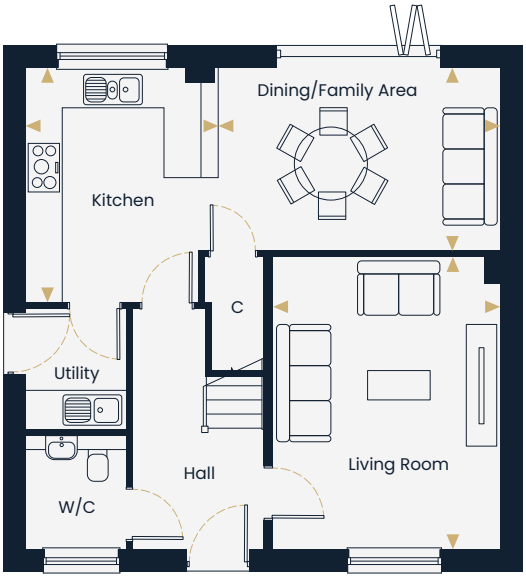
FOUR BEDROOM HOUSE

Plots 68, 79, 89(h), 93(h), 104, 121(h) & 166(h)





Ground Floor



Kitchen	3.85m x 3.16m	12'7" x 10'4"
Dining/Family Area	4.63m x 3.00m	15'2" x 9'2"
Living Room	4.80m x 3.73m	15'9" x 12'3"

First Floor



Principal Bedroom	3.78m x 3.29m	12'5" x 10'9"
Bedroom 2	3.84m x 3.31m	12'7" x 10'10"
Bedroom 3	3.22m x 2.63m	10'7" x 8'8"
Bedroom 4	3.07m x 2.79m	10'1" x 9'2"

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

HOPKINS
HOMES

The Keswick Bay.

FOUR BEDROOM HOUSE

1,341ft² | 125m²



The Keswick Bay.

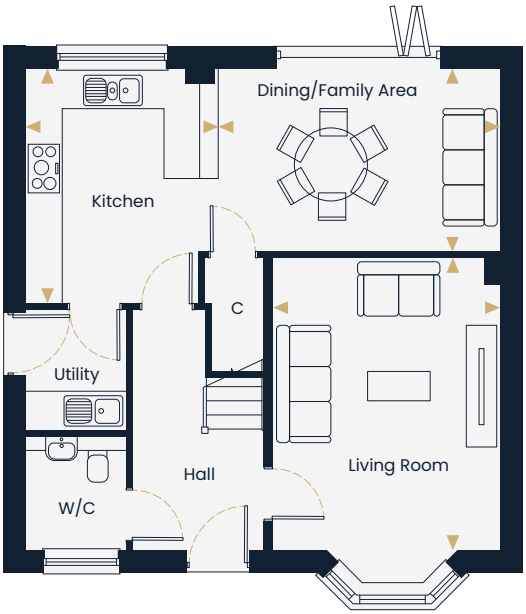
FOUR BEDROOM HOUSE

Plots 7, 10(h) & 94





Ground Floor



Kitchen	3.85m x 3.16m	12'7" x 10'4"
Dining/Family Area	4.63m x 3.00m	15'2" x 9'2"
Living Room	4.80m x 3.73m	15'9" x 12'3"

First Floor



Principal Bedroom	3.78m x 3.29m	12'5" x 10'9"
Bedroom 2	3.84m x 3.31m	12'7" x 10'10"
Bedroom 3	3.22m x 2.63m	10'7" x 8'8"
Bedroom 4	3.07m x 2.79m	10'1" x 9'2"

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

HOPKINS
HOMES

The Heacham.

FOUR BEDROOM HOUSE

1,574ft² | 146m²



The Heacham.

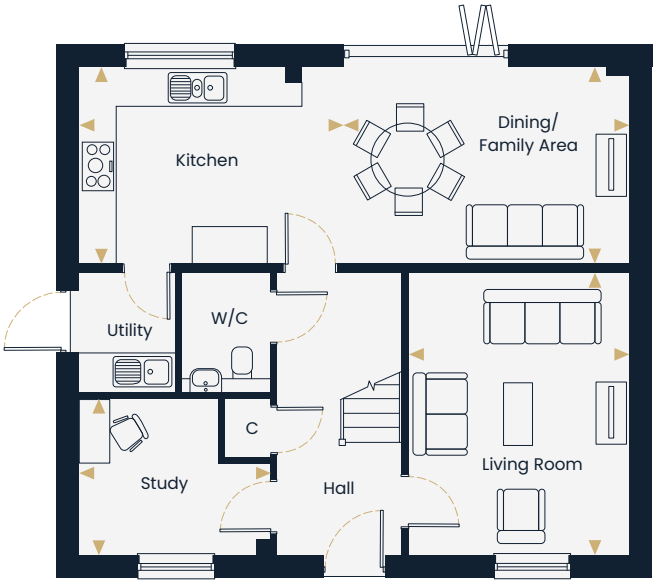
FOUR BEDROOM HOUSE

Plots 1, 13, 69(h), 74, 90, 122(h), 158(h) & 167(h)

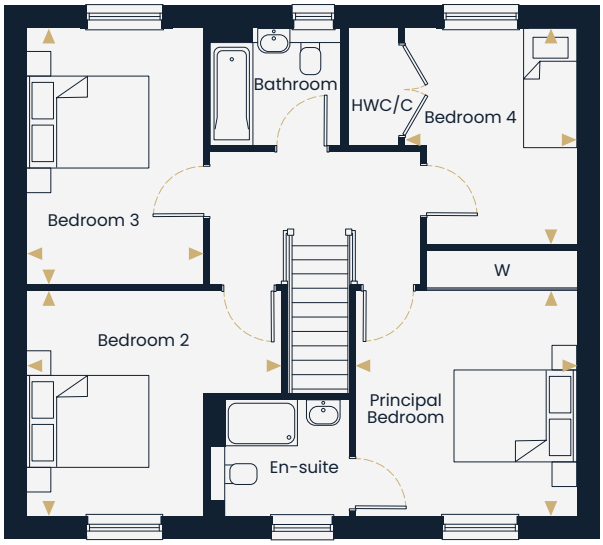




Ground Floor



First Floor



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

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

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

HOPKINS
HOMES

The Chiltern.

FOUR BEDROOM HOUSE

1,711ft² | 159m²



The Chiltern.

FOUR BEDROOM HOUSE

Plots 15(h), 72, 73, 78 & 168(h)





Ground Floor



First Floor



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

Principal Bedroom	6.52m x 3.96m	21'5" x 13'0"
Bedroom 2	3.31m x 3.24m	10'10" x 10'7"
Bedroom 3	3.74m x 2.79m	12'3" x 9'2"
Bedroom 4	3.35m x 2.61m	11'0" x 8'7"

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

HOPKINS
HOMES

The Appleton.

FOUR BEDROOM HOUSE

1,774ft² | 165m²



The Appleton.

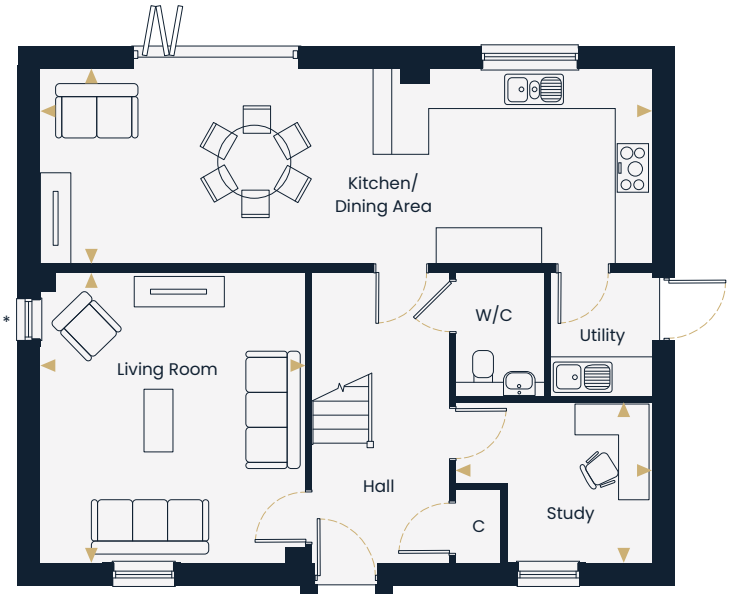
FOUR BEDROOM HOUSE

Plots 8(h), 67, 71, 77 & 80(h)

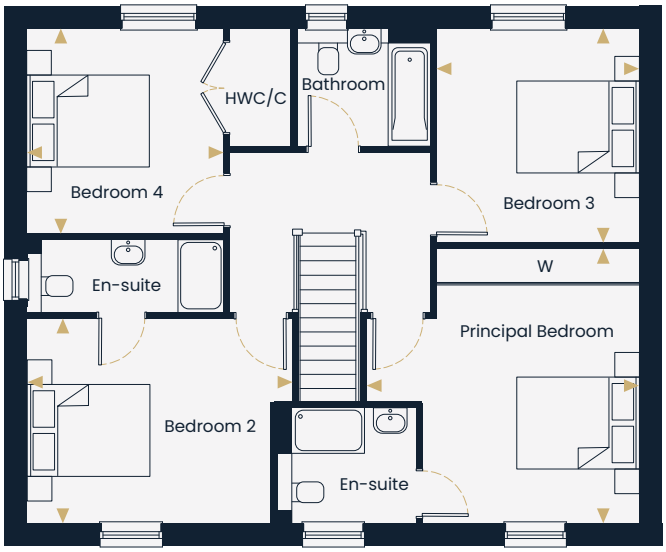




Ground Floor



First Floor



Kitchen/Dining Area	10.04m x 3.20m	32'11" x 10'6"
Living Room	4.77m x 4.35m	15'8" x 14'3"
Study	3.22m x 2.65m	10'7" x 8'8"

Principal Bedroom	4.51m x 4.47m	14'10" x 14'8"
Bedroom 2	4.35m x 3.37m	14'3" x 11'1"
Bedroom 3	3.51m x 3.32m	11'6" x 10'11"
Bedroom 4	3.37m x 3.22m	11'0" x 10'7"

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(h) Handed
* Window to plots 8, 67, 77 & 80 only
► Denotes where dimensions are taken from
HWC Hot Water Cylinder
W Wardrobe
C Cupboard

HOPKINS
HOMES

The Thurton.

FIVE BEDROOM HOUSE

2,076ft² | 193m²



The Thurton.

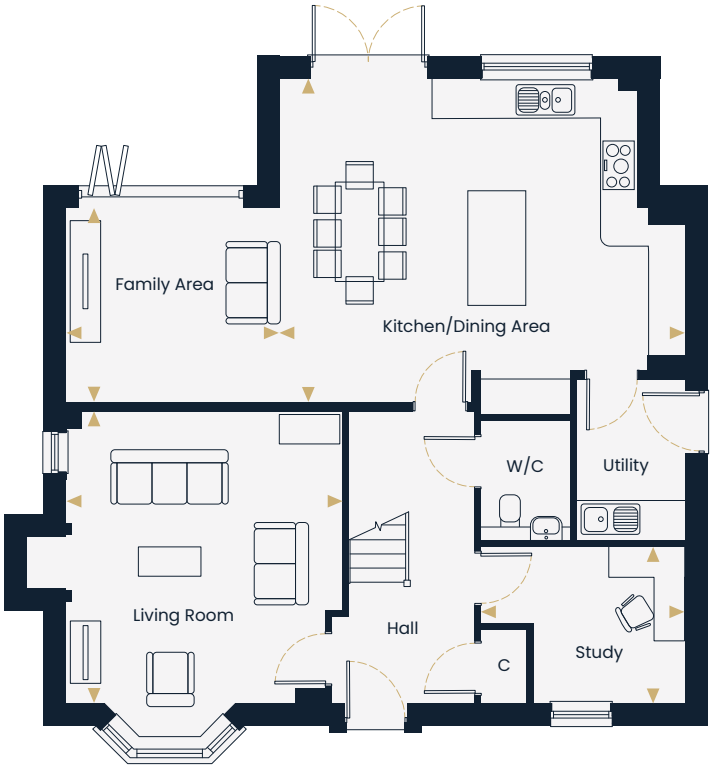
FIVE BEDROOM HOUSE

Plots 3(h), 4(h), 11(h), 12(h), 14 & 70(h)





Ground Floor



First Floor



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

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

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HOPKINS HOMES

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Great Yarmouth	15 miles
Lowestoft	16 miles
Southwold	20 miles
Diss	25 miles

By rail (from Norwich) to:

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Ely	50 mins
Cambridge	1hr 17 mins
Stratford, London	1hr 39 mins
Liverpool Street	1hr 47 mins

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