



HOPKINS  
HOMES

## MILL GROVE

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Stowmarket • Suffolk

Traditionally designed 1, 2, 3, 4 & 5 bedroom homes

WELCOME TO  
*Hopkins Homes*  
AT MILL GROVE



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



Mill Grove is being developed by Hopkins Homes in association with the Flagship Group and offers an outstanding collection of 1, 2, 3, 4 & 5 bedroom stylish new homes in the delightful market town of Stowmarket.

Located in the heart of Suffolk's stunning countryside, Mill Grove offers a thoughtfully designed range of properties consisting of 1, 2, 3, 4 & 5 bedroom houses, bungalows and apartments. With 22 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 Mill Grove where you can find your perfect traditionally built home designed for modern living.



## A commitment to excellence

When choosing a property at Mill Grove 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 a multi award-winning house builder known for creating exceptional properties of the highest quality. The stylish homes at Mill Grove are no exception; these are homes designed to meet the needs of a modern lifestyle without compromising their aesthetic appeal.

At Mill Grove 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



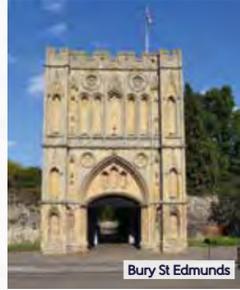
*"Skilled craftsmanship was used to restore the period heritage of the original building."*  
Hot Property



*"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.



Bury St Edmunds



Stowmarket High Street



Ipswich Waterfront



View From Mill Grove

## A traditional market town with fantastic facilities

Located on the edge of the historic market town of Stowmarket, Mill Grove offers the beauty of rural living alongside all the facilities and convenience you would expect within a thriving town.

Set within the heart of the idyllic Suffolk countryside and yet ideally located for travel, Stowmarket offers a range of shopping and leisure facilities as well as its own main line train station.

The town high street has 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 local market, held on Thursdays and Saturdays, 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 families, Stowmarket affords a variety of schools covering all key stages, including playgroups and nurseries, as well as two tier education with further education opportunities available at Suffolk New College, Suffolk One and the University of Suffolk all located in nearby Ipswich. The highly rated Finborough School, an independent day and boarding school, is just under 3 miles away.\*

There are also plenty of leisure and dining opportunities including modern bars & grills, international cuisine and many hostels in the

local villages of Onehouse, Buxhall, Great Finborough and Stowupland, boasting home cooked food alongside real ales. Plus, as you would expect from a bustling town there are plenty of takeaways for whatever you are in the mood for.

Entertainment is plentiful with both the John Peel Centre for Creative Arts and the Regal Theatre hosting a variety of events including live music, theatre, comedy nights and blockbuster film screenings. For a more energetic pace, Stowmarket's Mid Suffolk Leisure Centre has a state-of-the-art gym, 3 swimming pools, a climbing wall and childrens' soft play area. There are also plenty of sports clubs including rugby, football, cricket and bowls and an abundance of hobbies to take up or perfect from amateur dramatics, falconry, golf, fencing, martial arts, Pilates and several bands and choirs. Everything you could want for a great lifestyle is all close to home.

The town occupies a perfectly central location, only 2 miles from the A14, the main trunk road through the heart of Suffolk and, being just over a mile from the train station, you can be in Ipswich in 14 minutes, Bury St Edmunds in 20 minutes or Norwich in 32 minutes. Heading into the capital is easy as there is a direct line into London Liverpool Street offering journey times of just 78 minutes.

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.





# HOPKINS HOMES

## Specification.



### Kitchens

- Choice of kitchen cupboards and slimline worktops with matching upstands and splashback
- Under pelmet LED lighting to wall units on selected homes
- Single or double eye level Haier oven with Air Fry cooking
- Haier induction hob
- Integrated 50/50 fridge freezer, dishwasher and extractor
- Integrated washing machine fitted to kitchen where there isn't separate utility room\*\*
- 1.5 white quartz semi-integrated bowl sink to kitchen



### Plumbing

- Single or dual zone central heating via air source heat pump or gas central heating
- Underfloor heating to the ground floor for homes with air source heat pumps
- White Roca sanitaryware throughout with Vado chrome-effect mixer taps
- Plumbing for washing machine and dishwasher where possible
- Outside taps to certain homes



### Wall tiling

- Half height to wet walls
- Full height to shower cubicles
- Full height tiling around the bath to homes without an en-suite or over 1,550ft<sup>2</sup> with only one en-suite
- Cloakroom – splashback to hand basin and tiled window sill where applicable\*



### Other items

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

### Electrical

- White downlights to kitchen or kitchen/dining area when open plan, utility, bathroom, en-suite and WC
- Pendant lighting to all remaining areas
- Superfast FTTP broadband
- Mains wired smoke detector to all homes
- Mains wired carbon monoxide detectors to homes with fireplaces or gas appliances
- Media plate to living room
- TV point to master bedroom
- Data point to study or smallest bedroom where no study

### Joinery

- Moulded skirting and architraves painted white
- Timber staircase with oak handrail and newel cap
- Four-panel internal doors with chrome-effect handles
- Fitted wardrobes to certain bedrooms

### Exterior

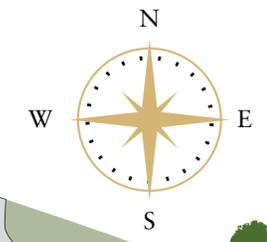
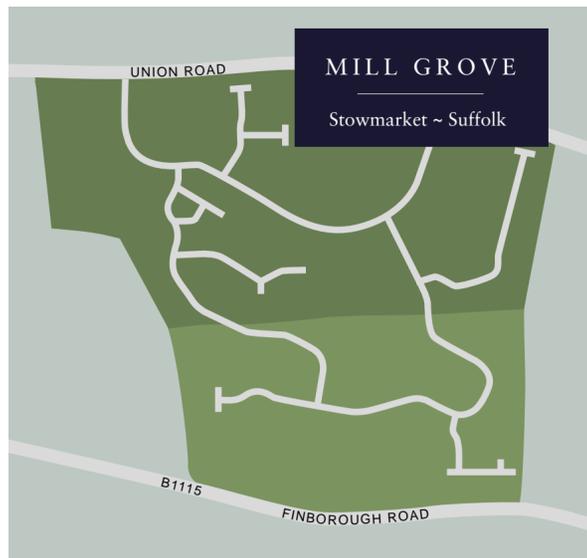
- UPVC double-glazed windows
- Aluminium bi-fold doors to selected homes
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled
- Timber fencing and garden gate to certain homes
- Patio to all gardens in natural finish
- Lighting and double power socket to certain garages
- External light to front door where applicable

### Flooring

- Moduleo luxury vinyl tile to the ground floor except for separate living rooms and the study

\*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.

\*\* Utility rooms have space for free-standing washing machine and/or tumble dryer (not included) subject to house type. Please speak to sales consultant for full details.



### 1 Bedroom Homes

- THE PEONY**  
Homes 50(h) & 51(h)
- THE THORNHAM APARTMENTS**  
Homes 52 - 57

### 2 Bedroom Homes

- THE ALDE**  
Homes 58(h), 72, 73(h), 134(h) & 139
- THE NAYLAND**  
Homes 49, 79 & 80(h)
- THE FINNINGHAM**  
Home 48
- THE SANTON (B)**  
Homes 115(h), 118(h)
- THE KERSEY (B)**  
Homes 78(h), 87, 88(h), 89(h), 90 & 91(h)

### 3 Bedroom Homes

- THE BRETT**  
Home 70(h)
- THE WESTHORPE**  
Homes 65, 66, 67, 68, 74(h), 75(h), 76(h), 77(h), 123, 124, 125, 126, 127 & 128
- THE BROOK**  
Homes 69, 71(h), 120, 121 & 122
- THE SUTTON**  
Homes 59, 60(h), 62(h), 97(h), 98, 99(h), 100, 101(h), 103, 104(h), 129 & 254
- THE BLYTH**  
Homes 63(h) & 141
- THE LYNFORD**  
Home 140
- THE EATON**  
Homes 92(h), 93(h), 94(h), 95(h), 135(h), 136(h), 137, 138
- THE HAUGHLY (B)**  
Home 86
- THE BOURNE (B)**  
Homes 116(h) & 117(h)

### 4 Bedroom Homes

- THE BIXLEY**  
Homes 96, 130, 131 & 255(h)
- THE ROXHAM**  
Home 61(h)
- THE KESWICK**  
Homes 107(h), 108(h), 110, 133, 146(h) & 147
- THE WENSUM**  
Homes 105 & 106(h)
- THE HINGHAM**  
Home 132
- THE NELSON**  
Homes 109 & 111
- THE FINBOROUGH**  
Homes 64, 84 & 148
- THE FYNN**  
Homes 102, 114 & 253
- THE APPLETON**  
Home 81
- THE DENTON**  
Homes 82, 83, 112(h) & 145

### 5 Bedroom Homes

- THE WOLVERTON**  
Homes 142 & 143
- THE BAYFIELD**  
Homes 85 & 144(h)
- THE ALETHORPE**  
Homes 113 & 119

### Key

- WILDFLOWER AREAS\***
- S/S** SUB STATION
- R/S** REFUSE STORE
- (b)** BUNGALOWS
- V** VISITOR PARKING
- B/S** BIN STORE
- C/S** CYCLE STORE
- (h)** HANDED HOME
- GPRI** GAS INSTALLATION
- P/S** PUMPING STATION



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 Home 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 an indicative masterplan and is liable to change.

\*These areas are seeded with a wildflower mix to enhance biodiversity and will take time to mature.



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The Peony





# The Peony

## ONE BEDROOM HOUSE

Plots 36(h), 50(h), 51(h), 286 & 287

Ground floor



First floor



Living/Dining Room	4.41m x 3.32m	14'6" x 10'11"
Kitchen	2.90m x 2.00m	9'6" x 6'7"
Master Bedroom	4.41m x 4.12m	14'6" x 13'6"

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

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The Santon



# The Santon

## TWO BEDROOM BUNGALOW

Plots 115(h), 118(h), 150 & 151(h)



Kitchen	2.93m x 2.76m	9'8" x 9'1"	
Living/Dining Area	5.68m x 3.83m	18'8" x 12'7"	W Wardrobe
Master Bedroom	4.08m x 3.25m	13'5" x 10'8"	▶ Denotes where dimensions are taken from
Bedroom 2	3.52m x 3.52m	11'7" x 11'6"	AC Airing cupboard
			(h) Plot is handed

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The Nayland

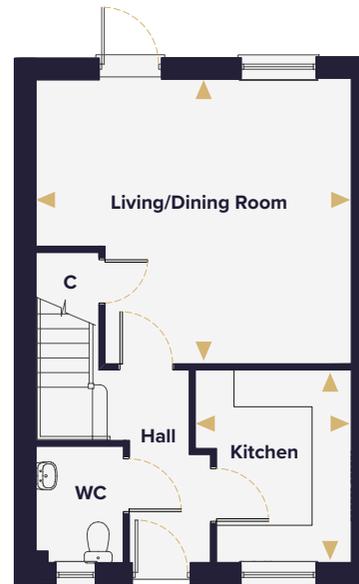


# The Nayland

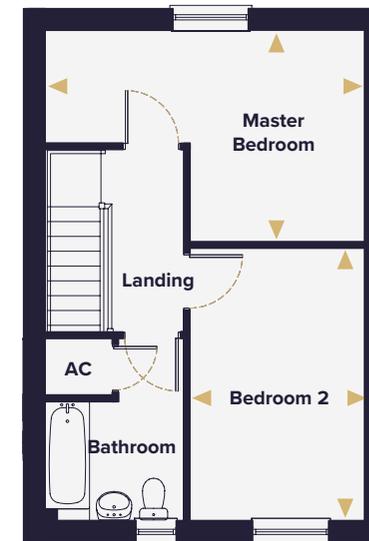
## TWO BEDROOM HOUSE

Plots 37, 38, 40, 41(h), 43, 44, 46(h), 47(h), 49, 79, 80(h) & 288

Ground floor



First floor



Living/Dining Room	5.06m x 4.58m	16'7" x 15'1"
Kitchen	3.10m x 2.50m	10'2" x 8'3"
Master Bedroom	5.06m x 3.37m	16'7" x 11'1"
Bedroom 2	4.31m x 2.77m	14'2" x 9'1"

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

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The Alde

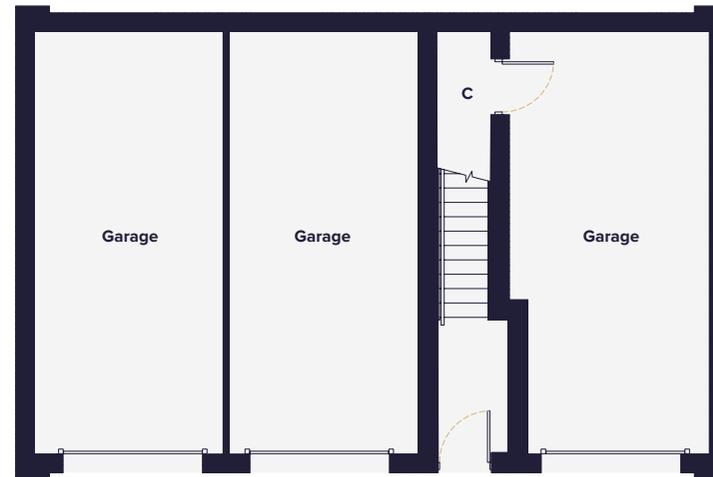


# The Alde

## TWO BEDROOM HOUSE

Plots 58(h), 72, 73(h), 134(h), 138 & 208

Ground floor



First floor



Kitchen	4.14m x 2.40m	13'7" x 7'11"
Living/Dining Area	5.19m x 4.55m	17'0" x 14'11"
Master Bedroom	3.94m x 3.52m	12'11" x 11'7"
Bedroom 2	3.35m x 2.29m	11'0" x 7'6"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- Indicates reduced head height for all Plots excluding Plots 58 & 208
- ☐ Velux window
- AC Airing cupboard
- (h) Plot is handed

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The Brook





# The Brook

## THREE BEDROOM HOUSE

Plots 7, 10(h), 11, 33, 69, 71(h), 120, 121, 122 & 276

Ground floor



First floor



Living Room	4.78m x 3.33m	15'8" x 10'11"
Kitchen/Dining Area	5.40m x 2.72m	17'9" x 8'11"
Master Bedroom	3.63m x 3.14m	11'11" x 10'4"
Bedroom 2	3.14m x 2.91m	10'4" x 9'6"
Bedroom 3	2.72m x 2.16m	8'11" x 7'1"

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

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# The Westhorpe

**THREE BEDROOM HOUSE**

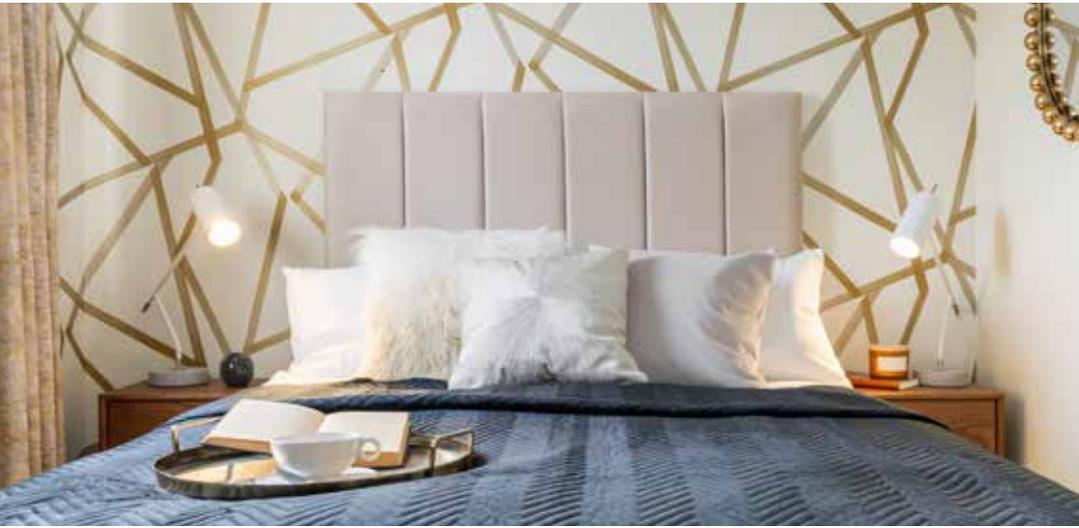
84m<sup>2</sup> | 905ft<sup>2</sup>



# The Westhorpe

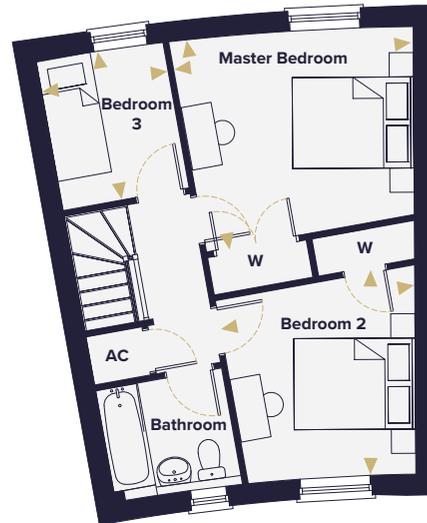
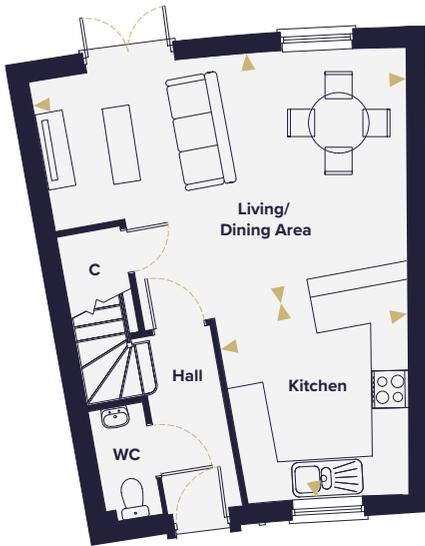
## THREE BEDROOM HOUSE

Plots 65, 66, 67, 68, 74(h), 75(h), 76(h) & 77(h)



Ground Floor

First Floor



Living/Dining Area 6.18m x 4.13m  
20'4" x 13'7"

Kitchen 3.22m x 3.12m  
10'7" x 10'3"

Master Bedroom 4.03m x 3.51m  
13'3" x 11'7"

Bedroom 2 3.45m x 3.33m  
11'4" x 11'0"

Bedroom 3 2.50m x 2.11m  
8'3" x 6'11"

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



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The Sutton





# The Sutton

## THREE BEDROOM HOUSE

Plots 12, 13(h), 23(h), 59, 60(h), 62(h), 97(h), 98, 99(h), 100, 101(h), 103, 104(h), 129, 254, 267(h), 268, 272(h) & 275

Ground floor



First floor



Kitchen/Dining Area	5.40m x 2.82m	17'9" x 9'3"
Living Room	4.68m x 3.33m	15'4" x 10'11"
Master Bedroom	3.98m x 3.33m	13'1" x 10'11"
Bedroom 2	3.88m x 3.11m	12'9" x 10'3"
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

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The Blyth



# The Blyth

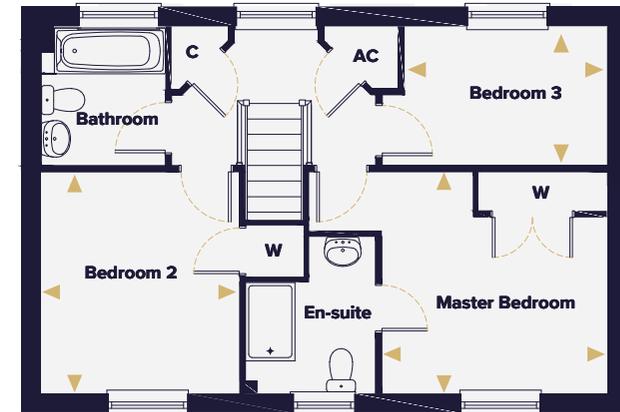
## THREE BEDROOM HOUSE

Plots 30, 63(h), 141 & 231

Ground floor



First floor



Living Room	5.57m x 3.31m	18'4" x 10'10"
Kitchen/Dining Area	5.57m x 2.95m	18'4" x 9'8"
Utility	2.20m x 1.95m	7'3" x 6'5"
Master Bedroom	3.42m x 3.38m	11'3" x 11'1"
Bedroom 2	3.38m x 3.01m	11'1" x 9'10"
Bedroom 3	3.06m x 2.10m	10'1" x 6'11"

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

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The Lynford

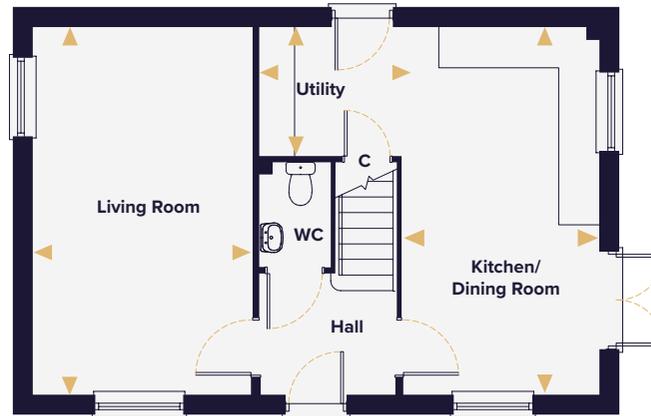


# The Lynford

## THREE BEDROOM HOUSE

Plot 140

Ground floor



First floor



Kitchen/Dining Area	5.58m x 2.95m	18'4" x 9'8"
Living Room	5.58m x 3.31m	18'4" x 10'10"
Utility	2.20m x 1.95m	7'3" x 6'5"
Master Bedroom	3.42m x 3.38m	11'3" x 11'1"
Bedroom 2	3.38m x 3.01m	11'1" x 9'10"
Bedroom 3	3.06m x 2.11m	10'1" x 6'11"

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

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# The Haughly

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**THREE BEDROOM BUNGALOW**

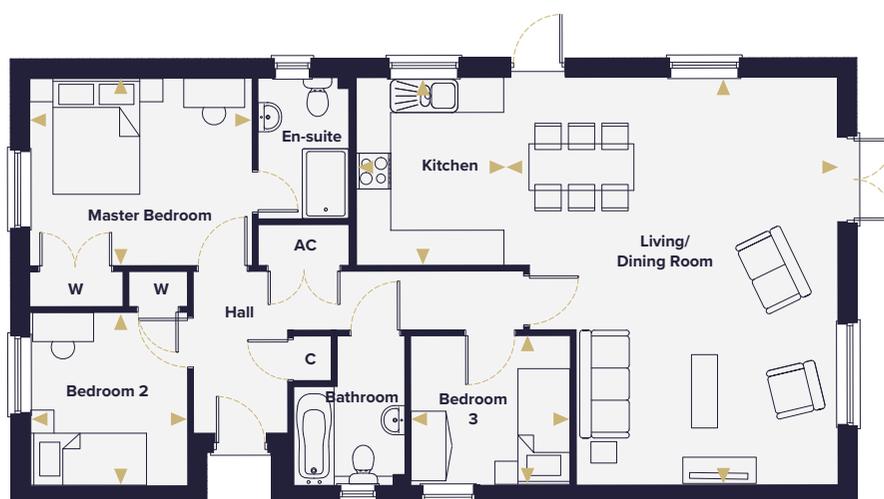
96.43m<sup>2</sup> | 1,037ft<sup>2</sup>



# The Haughly

## THREE BEDROOM BUNGALOW

Plot 86



Kitchen 3.22m x 2.52m  
10'7" x 8'4"

Living/Dining Room 6.99m x 5.72m  
23'0" x 18'10"

Master Bedroom 3.82m x 3.22m  
12'7" x 10'7"

Bedroom 2 2.97m x 2.70m  
9'9" x 8'11"

Bedroom 3 2.74m x 2.56m  
9'0" x 8'5"

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



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The Eaton



# The Eaton

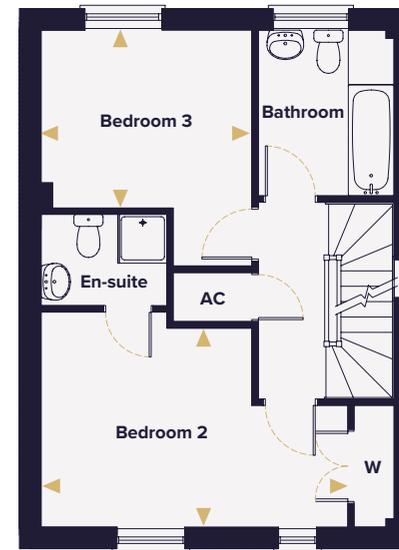
## THREE BEDROOM HOUSE

Plots 92(h), 93(h), 94(h), 95(h), 135(h), 136(h), 137, 138, 169, 170 & 171

Ground floor



First floor



Second floor



Kitchen/Dining Area	5.40m x 2.62m	17'9" 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 3.05m	15'5" x 10'0"
Bedroom 3	3.22m x 2.72m	10'7" 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

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The Bixley



# The Bixley

## FOUR BEDROOM HOUSE

Plots 17, 24, 96, 130, 131, 255(h), 271 & 274(h)

Ground floor



First floor



Kitchen/Dining Area	5.57m x 2.95m	18'4" x 9'8"
Living Room	5.57m x 3.31m	18'4" x 10'10"
Utility	2.20m x 1.95m	7'3" x 6'5"
Master Bedroom	3.42m x 3.38m	11'3" x 11'1"
Bedroom 2	3.88m x 3.11m	12'9" x 10'3"
Bedroom 3	3.38m x 3.01m	11'1" x 9'10"
Bedroom 4	3.06m x 2.10m	10'1" x 6'11"

- 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
- ☐ Gas fire to Plot 17 only

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The Roxham



# The Roxham

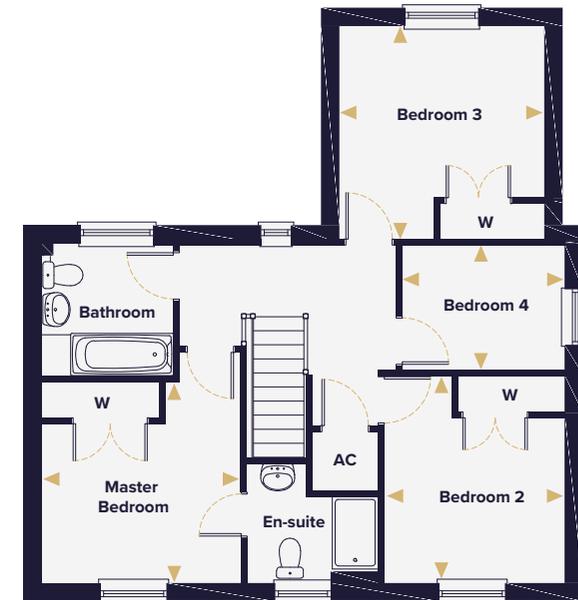
## FOUR BEDROOM HOUSE

Plots 25 & 61(h)

Ground floor



First floor



Living Room	5.57m x 3.31m	18'4" x 10'10"
Kitchen	3.77m x 2.95m	12'4" x 9'8"
Breakfast Area	3.45m x 3.34m	11'4" x 11'0"
Study	2.95m x 1.87m	9'8" x 6'1"
Master Bedroom	3.32m x 3.29m	10'11" x 10'9"
Bedroom 2	3.41m x 2.96m	11'2" x 9'9"
Bedroom 3	3.51m x 3.34m	11'6" x 11'0"
Bedroom 4	2.66m x 2.07m	8'9" x 6'10"

- 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 Bourne



# The Bourne

## THREE BEDROOM BUNGALOW

Plots 116(h), 117(h) & 149



Kitchen/Dining Area	5.24m x 4.29m	17'2" x 14'1"	
Living Room	5.85m x 4.20m	19'2" x 13'9"	
Master Bedroom	4.11m x 3.94m	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

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The Hingham

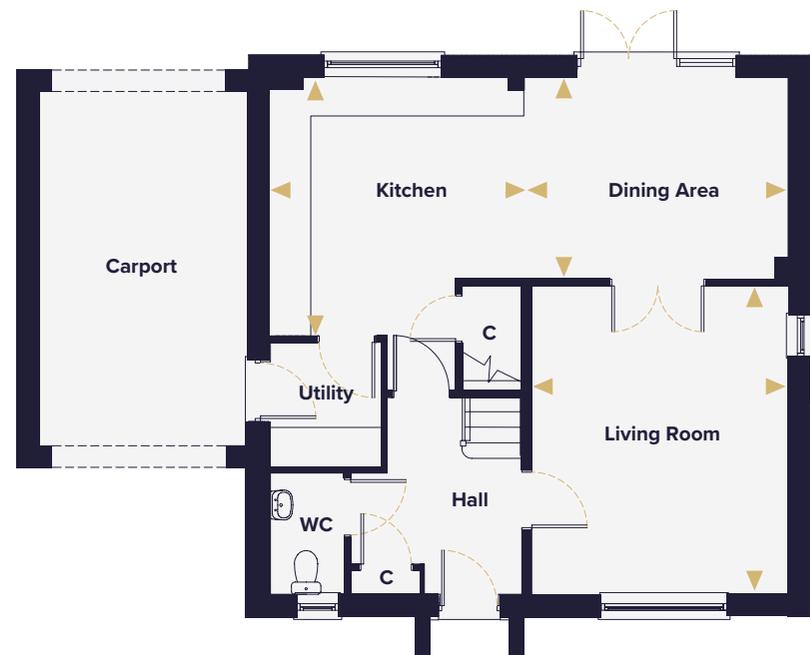


# The Hingham

## FOUR BEDROOM HOUSE

Plots 16, 132 & 273

Ground floor



First floor



Living Room	4.67m x 3.87m	15'4" x 12'9"
Kitchen	3.92m x 3.84m	12'10" x 12'7"
Dining Area	3.99m x 3.06m	13'1" x 10'1"
Master Bedroom	3.90m x 3.17m	12'10" x 10'5"
Bedroom 2	3.88m x 3.11m	12'9" x 10'3"
Bedroom 3	3.13m x 3.02m	10'3" x 9'11"
Bedroom 4	3.15m x 2.91m	10'4" x 9'7"

- 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
- \* Fireplace to Plot 273

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HOMES

# The Nelson

**FOUR BEDROOM HOUSE**

133.8m<sup>2</sup> | 1,440ft<sup>2</sup>



# The Nelson

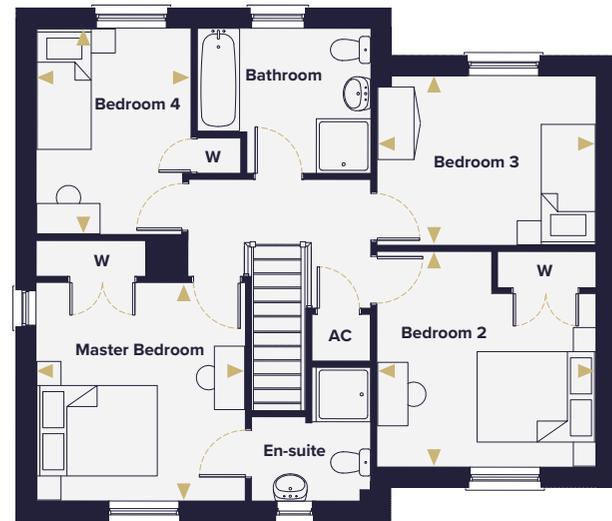
## FOUR BEDROOM HOUSE

Plots 111 & 109



Ground Floor

First Floor



Living Room 5.56m x 4.04m  
18'1" x 13'3"

Kitchen 3.56m x 5.33m  
11'8" x 17'6"

Dining Room 3.45m x 3.60m  
11'4" x 11'10"

Master Bedroom 3.45m x 3.60m  
11'4" x 11'10"

Bedroom 2 3.61m x 3.55m  
11'10" x 11'8"

Bedroom 3 3.61m x 2.80m  
11'10" x 9'2"

Bedroom 4 2.55m x 3.40m  
8'5" x 11'2"

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▶ Denotes where dimensions are taken from

☐ Wood burning stove

AC Airing cupboard

W Wardrobe

C Cupboard



HOPKINS  
HOMES

# The Finborough

**FOUR BEDROOM HOUSE**

133.8m<sup>2</sup> | 1440.6ft<sup>2</sup>



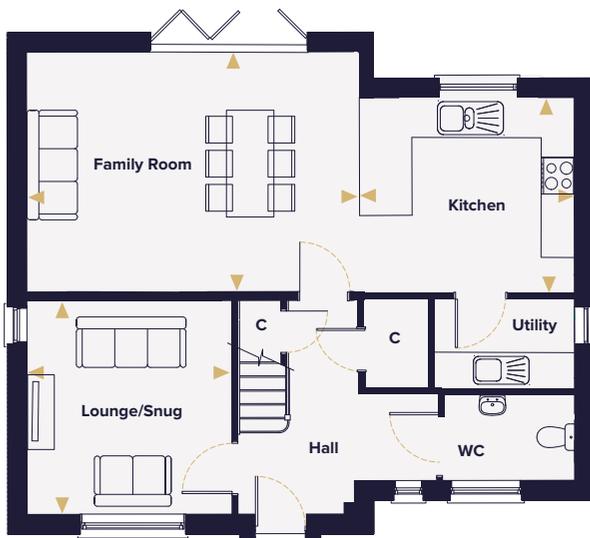
# The Finborough

## FOUR BEDROOM HOUSE

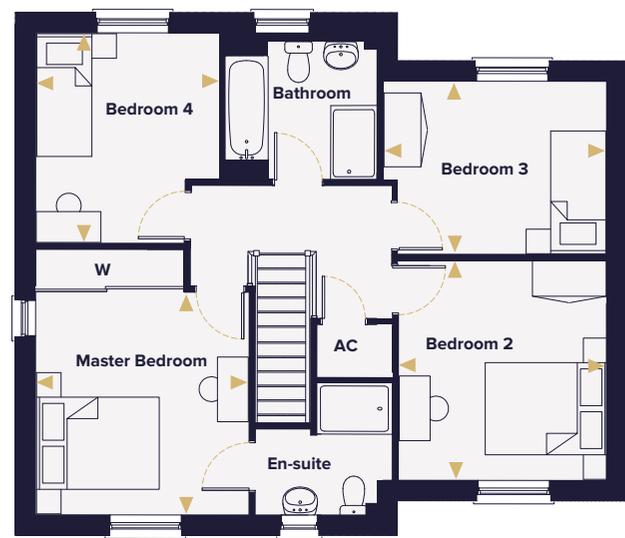
Plots 64, 84 & 148



Ground Floor



First Floor



Kitchen 3.74m x 3.30m  
12'2" x 10'8"

Family Room 5.54m x 4.02m  
18'1" x 13'2"

Lounge/Snug 3.64m x 3.51m  
11'2" x 11'5"

Master Bedroom 4.31m x 3.45m  
14'2" x 11'3"

Bedroom 2 3.55m x 3.36m  
11'7" x 11'1"

Bedroom 3 3.60m x 2.79m  
11'8" x 9'2"

Bedroom 4 3.40m x 2.95m  
11'2" x 9'7"

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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.

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



HOPKINS  
HOMES



The Fynn



# The Fynn

## FOUR BEDROOM HOUSE

Plots 102, 164 & 253

Ground floor



First floor



Kitchen/Dining Area	6.51m x 3.85m	21'4" x 12'8"
Living Room	5.90m x 3.94m	19'4" x 12'11"
Utility	2.23m x 1.90m	7'4" x 6'3"
Study	3.33m x 2.12m	10'11" x 6'11"
Master Bedroom	3.93m x 3.84m	12'11" x 12'7"
Bedroom 2	3.86m x 3.34m	12'8" x 11'0"
Bedroom 3	3.39m x 3.33m	11'1" x 10'11"
Bedroom 4	2.98m x 2.46m	9'9" x 8'1"

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

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HOPKINS  
HOMES

# The Denton

**FOUR BEDROOM HOUSE**

190.24m<sup>2</sup> | 2,048ft<sup>2</sup>



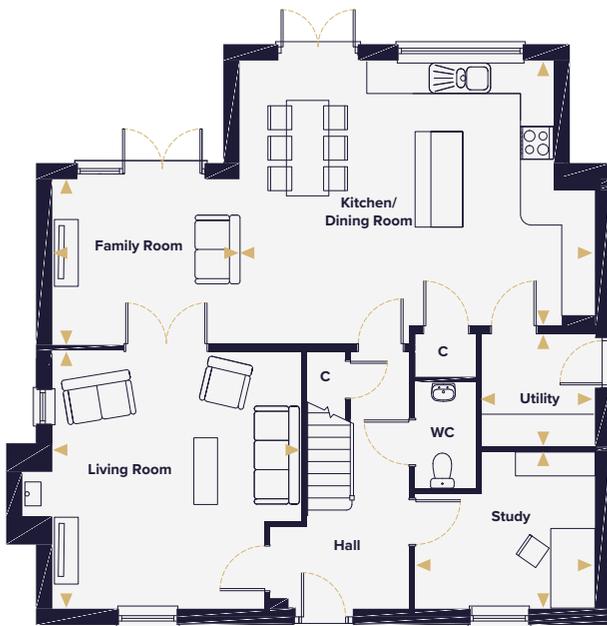
# The Denton

## FOUR BEDROOM HOUSE

Plots 82, 83, 112(h) & 145



Ground Floor



First Floor



Living Room 4.82m x 4.66m  
15'10" x 15'4"

Kitchen/  
Dining Room 6.65m x 4.98m  
21'10" x 16'4"

Family Room 3.53m x 3.07m  
11'7" x 10'1"

Utility 2.12m x 2.11m  
6'11" x 6'11"

Study 3.35m x 2.94m  
11'0" x 9'8"

Master Bedroom 4.67m x 3.97m  
15'4" x 13'1"

Bedroom 2 5.07m x 4.03m  
16'8" x 13'3"

Bedroom 3 3.76m x 3.61m  
12'4" x 11'10"

Bedroom 4 3.43m x 3.28m  
11'3" x 10'9"

► Denotes where dimensions are taken from

☐ Wood burning stove

AC Airing cupboard

W Wardrobe

C Cupboard

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HOPKINS  
HOMES

# The Bayfield

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**FOUR BEDROOM HOUSE**

205.7m<sup>2</sup> | 2214.6ft<sup>2</sup>



# The Bayfield

## FOUR BEDROOM HOUSE

Plots 85 & 144(h)



Ground Floor



First Floor



Kitchen 7.72m x 3.47m  
25'4" x 11'4"

Study 3.35m x 2.28m  
11'0" x 7'6"

Snug 4.78m x 3.50m  
15'9" x 11'6"

Living Room 6.44m x 4.78m  
21'2" x 15'9"

Master Bedroom 4.78m x 3.66m  
15'9" x 12'0"

Bedroom 1 4.78m x 3.50m  
15'9" x 11'6"

Bedroom 2 4.34m x 2.96m  
14'3" x 9'9"

Bedroom 3 3.33m x 2.96m  
10'11" x 9'9"

► Denotes where dimensions are taken from

AC Airing cupboard

W Wardrobe

C Cupboard

(h) Handed home

☐ Wood burning stove

-- Indicates reduced head height for all homes

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HOPKINS  
HOMES

# The Wolterton

**FIVE BEDROOM HOUSE**

195m<sup>2</sup> | 2099.4ft<sup>2</sup>



# The Wolterton

## FIVE BEDROOM HOUSE

Plots 142 & 143



Ground Floor

First Floor



Kitchen 6.35m x 3.99m  
20'11" x 13'1"

Dining Area 4.27m x 2.98m  
14'0" x 9'10"

Study 3.20m x 3.00m  
10'6" x 9'10"

Living Room 6.80m x 4.01m  
22'4" x 13'2"

Master Bedroom 4.27m x 3.93m  
14'0" x 12'11"

Bedroom 2 3.59m x 3.29m  
11'9" x 10'10"

Bedroom 3 3.03m x 2.72m  
10'10" x 8'11"

Bedroom 4 3.20m x 3.00m  
10'6" x 9'10"

Bedroom 5 2.84m x 2.28m  
9'4" x 7'6"

- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- W Wardrobe
- C Cupboard
- (h) Handed home
- 🔥 Wood burning stove

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HOPKINS  
HOMES

# The Alethorpe

FIVE BEDROOM HOUSE



# The Alethorpe

## FIVE BEDROOM HOUSE

Plots 113 & 119

255.7m<sup>2</sup> | 2,752ft<sup>2</sup>

# The Alethorpe

## FIVE BEDROOM HOUSE

Plots 113 & 119

255.7m<sup>2</sup> | 2,752ft<sup>2</sup>



### Ground floor

Living Room	6.34m x 4.65m 20'10" x 15'3"
Kitchen	6.34m x 3.55m 20'10" x 11'8"
Dining Room	4.98m x 4.14m 16'4" x 13'7"
Utility	2.12m x 1.95m 7'0" x 6'5"
Family Room	5.23m x 3.45m 17'2" x 11'4"



### First floor

Master Bedroom	5.23m x 5.06m 17'2" x 16'7"	Bedroom 4	4.18m x 2.55m 13'9" x 8'5"
Bedroom 2	4.31m x 4.18m 14'2" x 13'9"	Bedroom 5	3.56m x 2.33m 11'8" x 7'8"
Bedroom 3	4.65m x 3.91m 15'3" x 12'10"	Study	5.00m x 3.04m 16'5" x 10'0"

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

W Wardrobe C Cupboard ► Denotes where dimensions are taken from AC Airing cupboard --- Indicates reduced head height

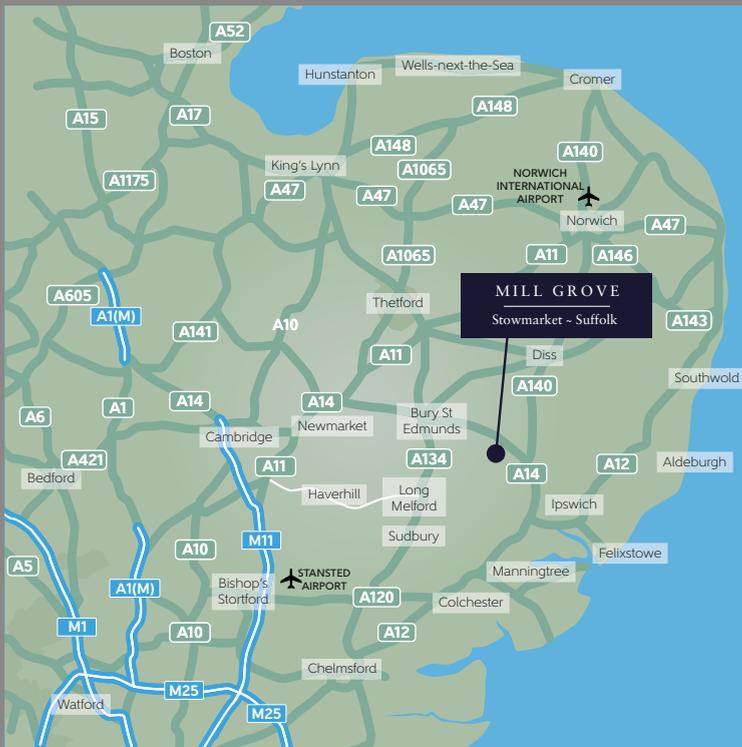


**HOPKINS  
HOMES**

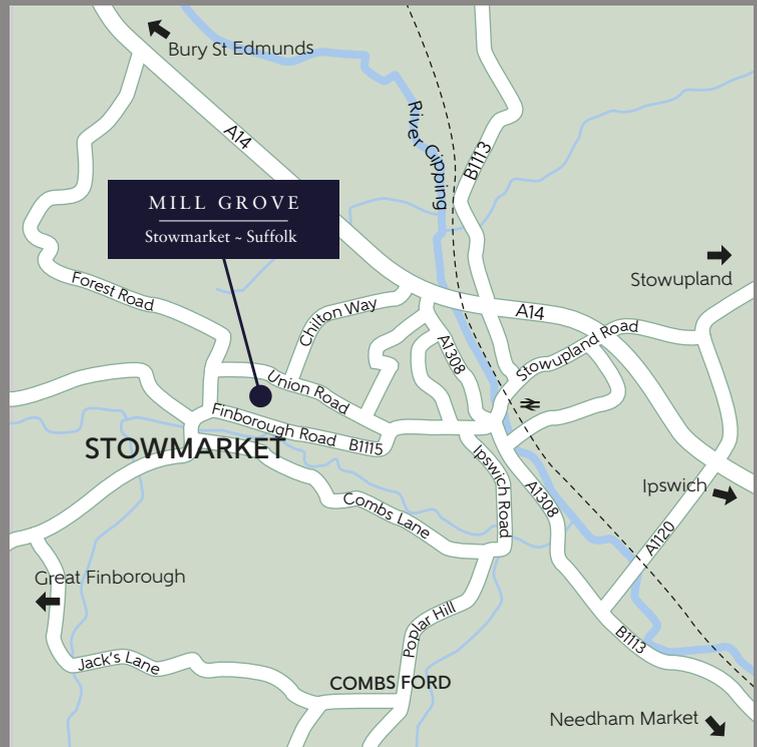
# MILL GROVE

Stowmarket · Suffolk

In partnership with



Area map



Local map

Maps not to scale

## Travel times and distances

### By road to:

The A14	2.0 miles
Bury St Edmunds	15.5 miles
Ipswich	15.5 miles
Norwich	39.2 miles
Cambridge	43.1 miles
London Stansted Airport	64.6 miles
Central London	96.5 miles

### By rail to:

(From Stowmarket train station - 1.3 miles from Mill Grove)	
Ipswich	14 mins
Bury St Edmunds	20 mins
Norwich	32 mins
Cambridge	1 hr 6 mins
London Liverpool Street	1 hr 18 mins

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