HOPKINS
HOMES

WIXAMS

A COLLECTION OF
2, 3, 4 & 5 BEDROOM HOMES



Welcome to *Hopkins Homes at Wixams*

A collection of 2, 3, 4 & 5 bedroom homes

This thoughtfully crafted collection of brand-new homes sits within the welcoming and fast-growing community of Wixams, Bedfordshire. Here, a thriving new neighbourhood combines community spirit with everyday convenience. Tree-lined avenues, green open spaces and lakeside paths offer places to explore and enjoy, all just moments from local amenities, excellent transport links and wider connections to Bedford, London and beyond.

Connected living in a *growing* community

Wixams is perfect for those seeking a balanced lifestyle, offering both the benefits of a close-knit new community and the convenience of the town centre.









Within Wixams itself, residents will find all the essentials close to hand. A post office, pharmacy, garden centre and community hall are all within easy reach.

Additionally, primary schools and a secondary academy are located within the town and strengthen its appeal for new and growing families.

HOPKINS HOMES

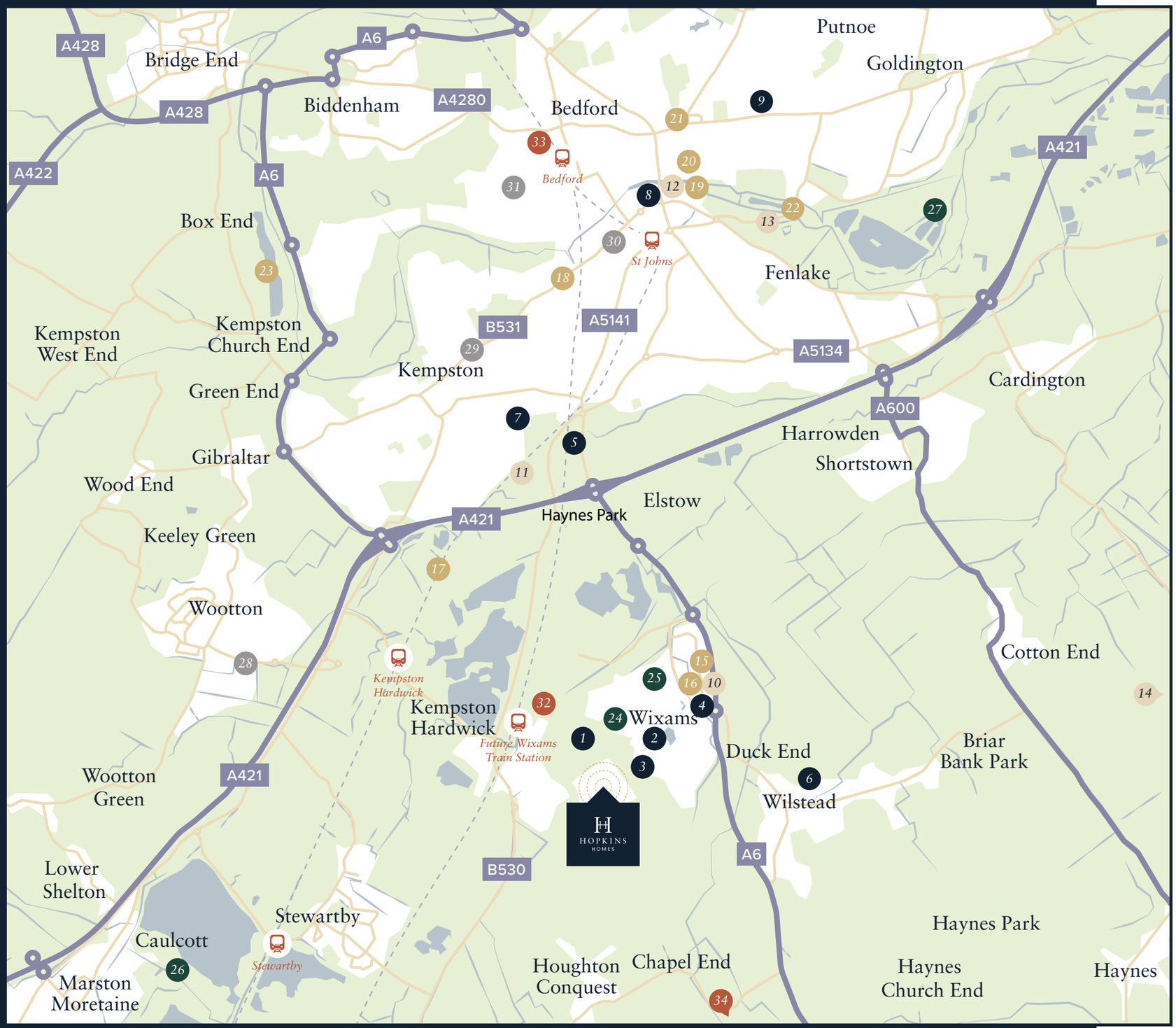


Convenience meets *countryside*

Those looking for variety will find it in abundance nearby. Bedford is just seven miles away and offers a broad selection of supermarkets, shops, cafés and other essential services. These excellent town centre facilities combine with extensive retail parks to offer complete convenience.

When it comes to open space, residents are truly spoilt for choice. Wixams Water Nature Reserve offers a peaceful escape right on your doorstep. Priory Country Park, Box End Park and the vast Millennium Country Park are a short drive away, providing plenty of opportunity to reconnect with nature.

Driving distances taken from google.co.uk/maps and are approximate only.



HOPKINS HOMES

Discover what's nearby

	EDUCATION	*Distance by car*
1	Willow Grove Primary School	0.4 miles
2	Wixams Tree Primary Academy	0.9 miles
3	Wixams Academy	0.9 miles
4	Lakeview School	1.9 miles
5	Busy Bees Nursery	2.9 miles
6	Wilstead Primary & Preschool	2.9 miles
7	Daubeney Academy	3.6 miles
8	Bedford College	4.7 miles
9	University of Bedfordshire	5.9 miles

	SHOPPING	
10	Welcome Wixams Co-op	1.9 miles
11	The Interchange Retail Park	2.8 miles
12	Harpur Shopping Centre	4.8 miles
13	Tesco Extra	5.5 miles
14	A1 Retail Park	15.9 miles

	LEISURE	
15	Lakeview Village Hall	1.8 miles
16	Lakeside Fish and Chips	1.8 miles
17	Upcoming Universal UK Project	3.2 miles
18	Kempston Pool and Fitness	4.0 miles
19	Vue Cinema Bedford	4.7 miles
20	Bedford Corn Exchange	4.7 miles
21	The Quarry Theatre	5.1 miles
22	Oasis Beach Pool	5.1 miles
23	Box End Park	5.8 miles

	GREEN SPACE	
24	Wixams Water Nature Reserve	0.6 miles
25	Wixams Village Lake	1.8 miles
26	The Forest Centre & Millennium Country Park	5.3 miles
27	Priory Country Park	5.7 miles

	HEALTH	
28	Wootton Vale Healthy Living Centre	3.2 miles
29	Kempston Dental Practice	4.0 miles
30	Bedford Hospital	4.2 miles
31	Queens Park Surgery	5.5 miles

	TRAVEL	
32	Future Wixams train station	0.6 miles
33	Bedford train station	4.9 miles
34	Luton Airport	19.9 miles

Driving distances taken from google.co.uk/maps and are approximate only.

Travelling further *afield*

Bedford Station offers fast and regular train services to London St Pancras International in under an hour, making the morning commute or an occasional city escape achievable with minimum hassle. Looking ahead, the future Wixams Railway Station promises to bring national rail travel even closer to home, further enhancing connectivity for residents.

DIRECT TRAINS FROM BEDFORD STATION

Luton	Corby	St Albans	London St Pancras International	Bletchley
15 min	30 min	39 min	41 min	42 min

Quick access to the M1, A6 and A421 places Milton Keynes and Luton Airport comfortable within reach – convenient travel links for both work and leisure.

BY CAR FROM WIXAMS

Bedford	Milton Keynes	Luton	Hemel Hempstead	Northampton	Cambridge
4.8 miles	17.3 miles	18.1 miles	26.9 miles	30.6 miles	34.0 miles





Distances and travel times taken from google.co.uk/maps and nationalrail.co.uk, and are approximate only.

HOPKINS HOMES

Inspiring the next *generation*

Families can enjoy a full range of education, covering everything from primary through to secondary and further education. Wixams is home to a growing selection of schools, while Bedford offers a wider choice for sixth-form and further education.



PRIMARY SCHOOLS

Willow Grove Primary School
Wixams — 8 min

Wixams Tree Primary Academy
Wixams — 20 min

Lakeview School
Wixams — 6 min

Wilstead Primary School & Pre-school
Bedford — 9 min

SECONDARY SCHOOLS

Wixams Academy
Wixams — 20 min

Daubeney Academy
Kempston — 12 min

FURTHER EDUCATION

Bedford College
Bedford — 15 min

University of Bedfordshire
Bedford — 15 mins

Proximity to schools mentioned is for information only and is not a guarantee of admittance.

HOPKINS
HOMES

Heritage, Craftsmanship, and *Timeless Elegance*

Founded on traditional craftsmanship and architectural heritage, Hopkins Homes has built a reputation as one of the UK's most distinguished homebuilding brands. Known for its attention to detail, character-rich designs, and unwavering commitment to quality, Hopkins Homes' properties are highly sought after. Whether you are looking for a charming family home or a premium property, Hopkins Homes delivers exceptional living spaces that combine timeless elegance with modern functionality, ensuring every residence is a place to truly call home.

Exceptional Living, *Timelessly Crafted.*

At Hopkins Homes, we don't just build houses; we create vibrant communities that grow more beautiful with every passing year. We carefully consider the natural landscape of each location, ensuring our homes sit in harmony with their surroundings while providing easy access to local amenities and open green spaces. From the peaceful, tree-lined streets to the thoughtfully planned layouts that encourage connection, life here is defined by a sense of belonging. When you choose a Hopkins home, you are choosing a lifestyle of comfort, convenience, and a neighbourhood you can be proud to be part of.

HOPKINS
HOMES





With you at *every step*.

From the first viewing to the day you collect your keys, our teams are here to make your experience smooth and enjoyable. We offer expert guidance throughout the purchase process and pride ourselves on being approachable, honest and responsive at every step.

Whether you're moving up, scaling down or starting fresh, we're here to help you make your move with confidence.

HOPKINS HOMES

Offering a *helping hand*

For extra peace of mind, a range of schemes are available to help make your move more manageable.

Smooth Move

We can help you sell your existing home by working closely with trusted local estate agents, saving you time, reduce stress and we will pay your agents fees.

Part Exchange

If you're an existing homeowner, you could trade in your property directly with us for a new one, eliminating the stress of chains and delays as well as saving you money on estate agents fees.

Keyworker Incentive

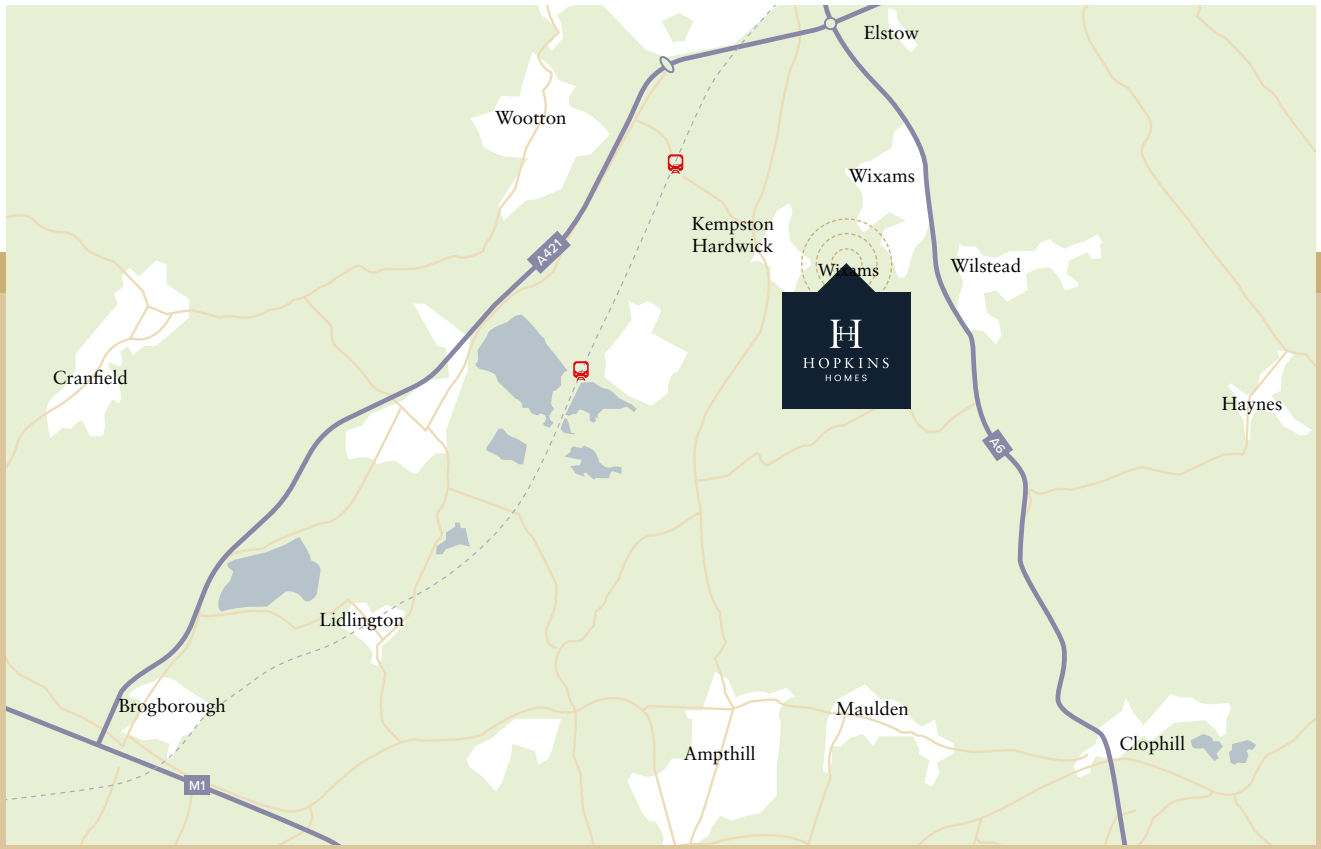
Buy a new home and you'll receive an incentive of £500 for every £25,000 you spend.

HOPKINS HOMES

Contact our *team today*

Four Acre Drive, Wixams, Bedford MK42 6EY

what3words: ///setting.hissing.directive



For further information please contact us: **01234 371465**
wixams@hopkinshomes.co.uk

Terms and conditions apply. Images and computer generated images are for illustrative purposes only. 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. Other photographs are of the local area or are indicative lifestyle images. All details are correct at time of printing. The Wixams area is undergoing significant growth and future developments, which may alter the local environment, amenities and surroundings over time. Smooth Move – Terms and conditions apply. Fees to be agreed in advance between Tilia Homes and the estate agent. During the Smooth Move period, Tilia Homes reserves the right to continue marketing your chosen home. In the event that another purchaser is found, Tilia Homes reserves the right to cancel the Smooth Move reservation or offer an alternative property. If this happens, your holding fee will be refunded in full. Available on selected plots only. Please speak to a Sales Executive for further details. Part Exchange – Terms and conditions apply. Available on selected plots, subject to our valuation criteria, and is not available in conjunction with any other offer. Please speak to a Sales Executive for further details. Keyworker Discount – Terms and conditions apply, see www.tiliahomes.co.uk/termsandconditions. Eligibility: Available on selected plots only. Please speak to a Sales Executive for further details. February 2026.

HOPKINS HOMES

THE HOPTON

Two bedroom house

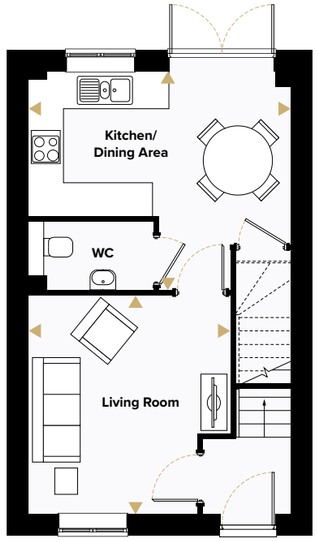


HOMES 29 & 30*

HOPKINS HOMES

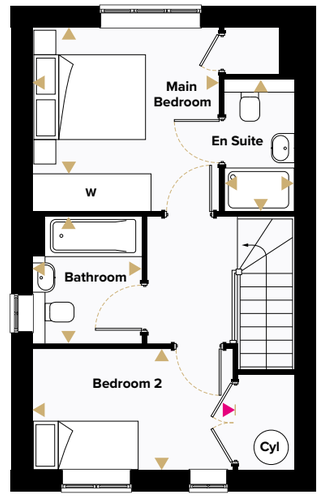
THE HOPTON

Two bedroom house



Ground *Floor*

Kitchen/Dining Area	
4.61m × 3.84m	15'2" × 12'7"
Living Room	
3.84m × 3.53m	12'7" × 11'7"



First *Floor*

Main Bedroom	
3.28m × 2.63m	10'9" × 8'7"
Bedroom 2	
3.53m × 2.13m	11'7" × 7'0"
Bathroom	
2.22m × 1.93m	7'4" × 6'4"
En Suite	
2.32m × 1.20m	7'8" × 3'11"

73.14m² | 787ft²

- ▶ Dimensions
- Cyl Hot water cylinder
- WC Toilet/cloakroom
- W Wardrobe

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THE FLATFORD

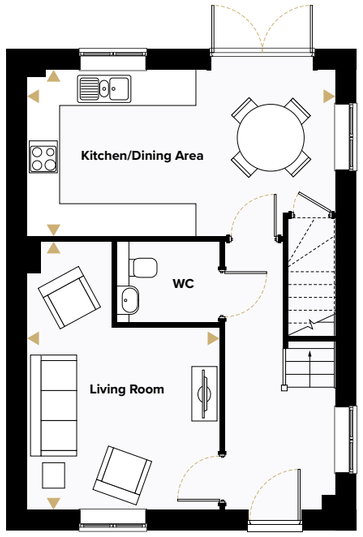
Three bedroom house



HOMES 2, 3*, 56, 57*, 58, 59* & 60*

THE FLATFORD

Three bedroom house



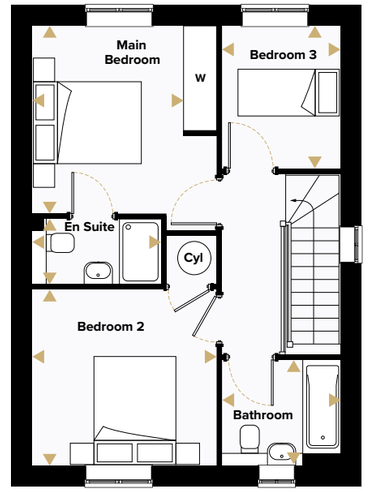
Ground *Floor*

Kitchen/Dining Area

5.63m × 3.01m 18'6" × 9'10"

Living Room

4.91m × 3.51m 16'1" × 11'6"



First *Floor*

Main Bedroom

3.40m × 2.76m 11'2" × 9'1"

Bedroom 2

3.37m × 3.21m 11'1" × 10'7"

Bedroom 3

2.58m × 2.16m 8'6" × 7'1"

Bathroom

2.16m × 1.93m 7'1" × 6'4"

En Suite

2.36m × 1.20m 7'9" × 3'11"

HOPKINS HOMES

91.56m² | 985ft²

- ▶ Dimensions
- Cyl Hot water cylinder
- WC Toilet/cloakroom
- W Wardrobe

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THE LYNFORD

Three bedroom house

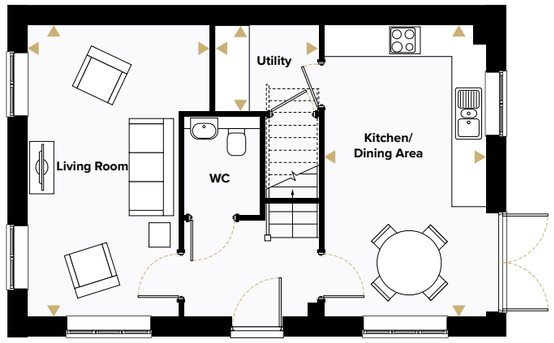


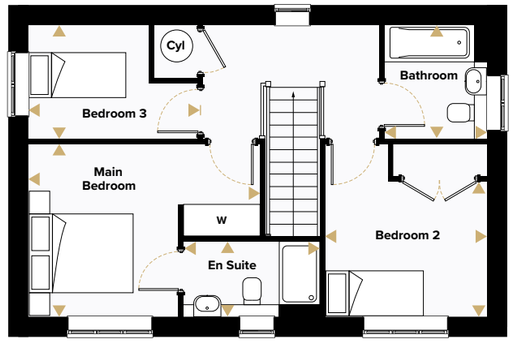
HOMES 1, 4*, 9*, 23 & 34

HOPKINS HOMES

THE LYNFORD

Three bedroom house





Ground *Floor*

Kitchen/Dining Area	
5.53m × 3.02m	18'2" × 9'11"
Living Room	
5.53m × 3.39m	18'2" × 11'2"
Utility	
1.96m × 1.65m	6'5" × 5'5"

First *Floor*

Main Bedroom	
4.40m × 3.27m	14'5" × 10'9"
Bedroom 2	
2.57m × 3.08m	8'5" × 10'1"
Bedroom 3	
2.30m × 2.16m	7'7" × 7'1"
Bathroom	
2.16m × 1.93m	7'1" × 6'4"
En Suite	
2.55m × 1.43m	8'5" × 4'8"

96.10m² | 1,034ft²

▶ Dimensions
Cyl Hot water cylinder
WC Toilet/cloakroom
W Wardrobe

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THE EATON

Three bedroom house

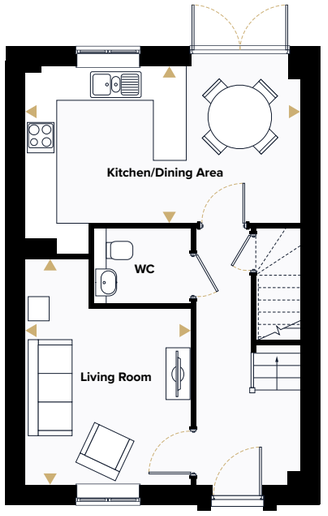


HOMES 6*, 7, 26, 27*, 41, 42*, 43, 44*, 46, 47*, 62, 63*, 64 & 65*

HOPKINS HOMES

THE EATON

Three bedroom house



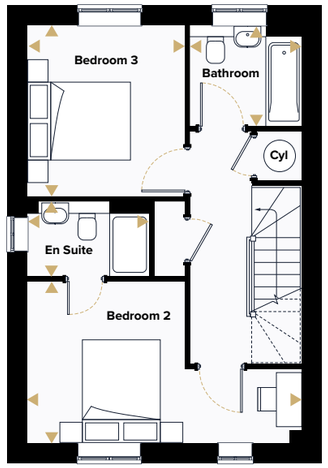
Ground *Floor*

Kitchen/Dining Area

5.29m × 2.99m 17'4" × 9'10"

Living Room

4.32m × 3.18m 14'2" × 10'5"



First *Floor*

Bedroom 2

5.29m × 3.10m 17'4" × 10'2"

Bedroom 3

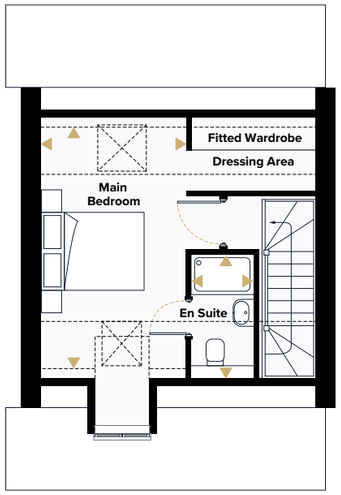
3.28m × 3.03m 10'9" × 9'11"

Bathroom

2.16m × 1.93m 7'1" × 6'4"

En Suite

2.35m × 1.43m 7'9" × 4'8"



Second *Floor*

Main Bedroom

4.61m × 2.81m 15'1" × 9'3"

En Suite

2.34m × 1.20m 7'8" × 3'11"

96.10m² | 1,034ft²

▶ Dimensions
Cyl Hot water cylinder
--- Reduced Head Height
▨ Rooflight
WC Toilet/cloakroom
W Wardrobe

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THE CHAPPEL

Three bedroom house

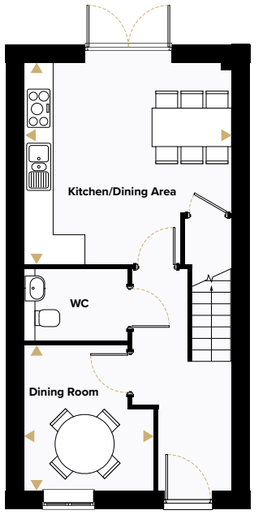


HOMES 13*, 14, 31 & 32*

HOPKINS HOMES

THE CHAPPEL

Three bedroom house



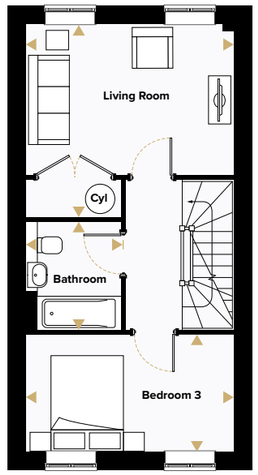
Ground *Floor*

Kitchen/Dining Area

4.31m × 4.15m 14'2" × 13'8"

Dining Room

2.97m × 2.66m 9'9" × 8'9"



First *Floor*

Living Room

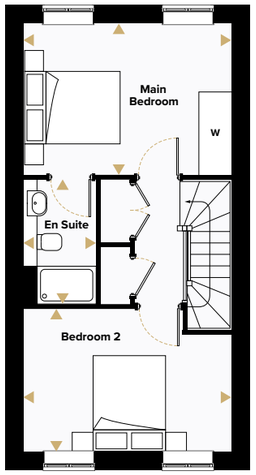
4.29m × 3.09m 14'1" × 10'2"

Bedroom 3

4.29m × 2.40m 14'1" × 7'11"

Bathroom

2.23m × 1.94m 7'4" × 6'5"



Second *Floor*

Main Bedroom

4.29m × 3.09m 14'1" × 10'2"

Bedroom 2

4.29m × 2.94m 14'1" × 9'8"

En Suite

2.56m × 1.48m 8'5" × 4'10"

113.30m² | 1,219ft²

- ▶ Dimensions
- Cyl Hot water cylinder
- WC Toilet/cloakroom
- W Wardrobe

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THE BRUNDON

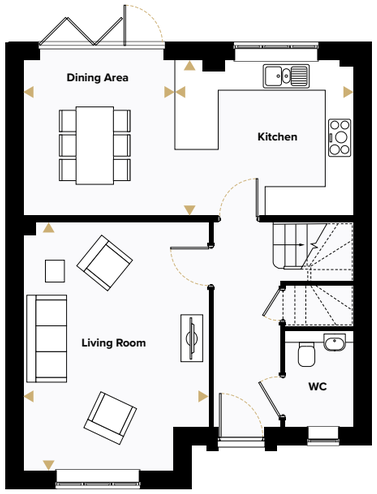
Four bedroom house



HOMES 10*, 15, 28 & 33

THE BRUNDON

Four bedroom house



Ground *Floor*

Kitchen

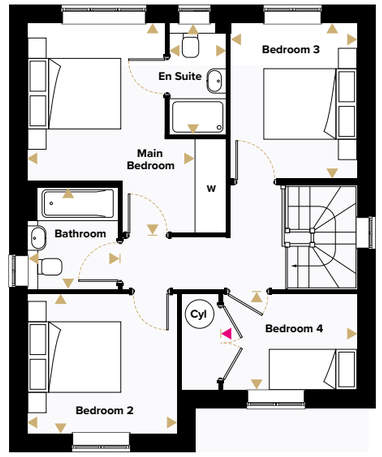
3.77m × 3.29m 12'4" × 10'10"

Dining Area

3.29m × 3.21m 10'10" × 10'7"

Living Room

5.24m × 3.91m 17'2" × 12'10"



First *Floor*

Main Bedroom

4.44m × 3.57m 14'6" × 11'7"

Bedroom 2

3.17m × 2.94m 10'5" × 9'8"

Bedroom 3

3.35m × 2.66m 11'0" × 8'9"

Bedroom 4

2.82m × 2.04m 9'3" × 6'9"

Bathroom

2.15m × 1.93m 7'1" × 6'4"

En Suite

2.37m × 1.20m 7'9" × 3'11"

HOPKINS HOMES

114.50m² | 1,232ft²

- ▶ Dimensions
- Cyl Hot water cylinder
- WC Toilet/cloakroom
- W Wardrobe

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THE KESWICK

Four bedroom house

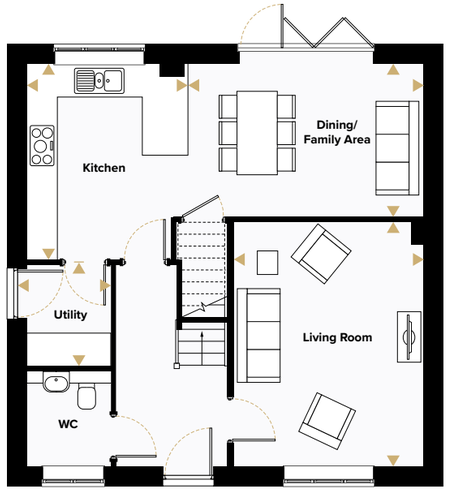


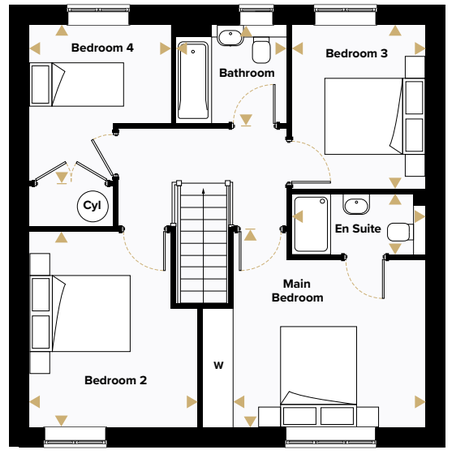
HOMES 11*, 39 & 54*

HOPKINS HOMES

THE KESWICK

Four bedroom house





Ground *Floor*

Kitchen

3.84m × 3.16m 12'8" × 10'4"

Dining/Family Area

4.62m × 3.00m 15'2" × 9'10"

Living Room

4.80m × 3.72m 15'9" × 12'3"

Utility

1.99m × 1.65m 6'6" × 5'5"

First *Floor*

Main Bedroom

3.78m × 3.28m 12'5" × 10'9"

Bedroom 2

3.84m × 3.30m 12'7" × 10'10"

Bedroom 3

3.22m × 2.63m 10'7" × 8'8"

Bedroom 4

3.06m × 2.79m 10'1" × 9'2"

Bathroom

2.15m × 1.93m 7'1" × 6'4"

En Suite

2.63m × 1.20m 8'8" × 3'11"

124.50m² | 1,340ft²

▶ Dimensions
Cyl Hot water cylinder
WC Toilet/cloakroom
W Wardrobe

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THE SOUTHORPE

Four bedroom house



HOMES 5*, 8, 12, 16*, 25*, 40*, 45*, 48* & 55

HOPKINS HOMES

THE SOUTHORPE

Four bedroom house



Ground *Floor*

Kitchen

4.18m × 3.96m 13'9" × 13'0"

Dining Area

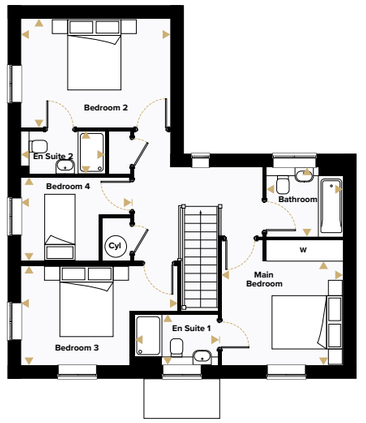
3.68m × 3.26m 12'1" × 10'9"

Living Room

5.53m × 3.35m 18'2" × 11'0"

Study

3.26m × 1.95m 10'9" × 6'5"



First *Floor*

Main Bedroom

3.40m × 2.90m 11'2" × 9'6"

Bedroom 2

4.18m × 3.04m 13'9" × 10'0"

Bedroom 3

4.38m × 2.80m 14'5" × 9'2"

Bedroom 4

3.06m × 2.36m 10'1" × 7'9"

Bathroom

2.15m × 1.93m 7'1" × 6'4"

En Suite 1

2.37m × 1.20m 7'9" × 3'11"

En Suite 2

2.34m × 1.43m 7'8" × 4'8"

134.70m² | 1,449ft²

- ▶ Dimensions
- Cyl Hot water cylinder
- WC Toilet/cloakroom
- W Wardrobe

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THE GOSFIELD

Four bedroom house

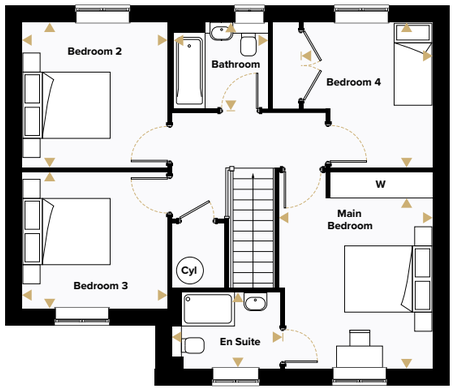


HOMES 17 & 22

THE GOSFIELD

Four bedroom house





Ground *Floor*

Kitchen/Dining Area

3.65m × 3.15m 12'0" × 10'4"

Family Area

5.59m × 3.15m 18'4" × 10'4"

Living Room

4.48m × 3.44m 14'9" × 11'4"

Utility

2.41m × 1.58m 7'11" × 5'3"

First *Floor*

Main Bedroom

3.82m × 3.44m 12'6" × 11'4"

Bedroom 2

3.28m × 3.26m 10'9" × 10'8"

Bedroom 3

3.28m × 3.07m 10'9" × 10'1"

Bedroom 4

3.26m × 2.90m 10'8" × 9'6"

Bathroom

2.17m × 1.93m 7'2" × 6'4"

En Suite

2.45m × 1.70m 8'0" × 5'7"

HOPKINS HOMES

136.60m² | 1,470ft²

▶ Dimensions
Cyl Hot water cylinder
WC Toilet/cloakroom
W Wardrobe

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THE HEACHAM

Four bedroom house

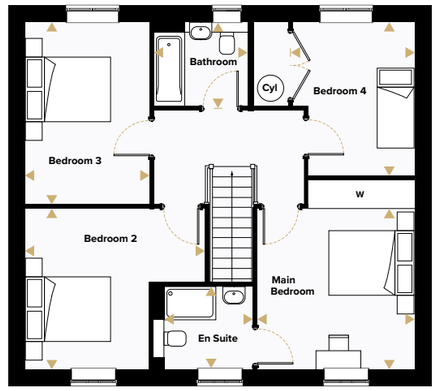


HOMES 18, 21, 24*, 36, 37 & 49

THE HEACHAM

Four bedroom house





Ground *Floor*

Kitchen/Dining Area	
3.65m × 3.22m	12'0" × 10'7"
Family Area	
5.39m × 3.22m	17'8" × 10'7"
Living Room	
4.63m × 3.64m	15'2" × 12'0"
Study	
3.14m × 2.56m	10'4" × 8'5"
Utility	
1.97m × 1.57m	6'6" × 5'2"

First *Floor*

Main Bedroom	
3.70m × 3.64m	12'2" × 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 × 2.83m	11'8" × 9'4"
Bathroom	
2.17m × 1.93m	7'2" × 6'4"
En Suite	
2.27m × 1.91m	7'6" × 6'3"

HOPKINS HOMES

146.20m² | 1,573ft²

- ▶ Dimensions
- Cyl Hot water cylinder
- WC Toilet/cloakroom
- W Wardrobe

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THE APPLETON

Four bedroom house



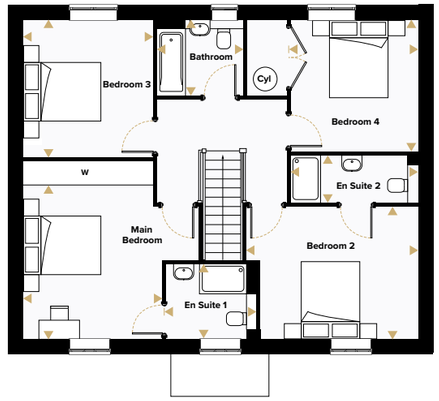
HOMES 19 & 20

HOPKINS HOMES

THE APPLETON

Four bedroom house





Ground *Floor*

Kitchen/Dining Area
4.56m × 3.20m 15'0" × 10'6"

Family Area
5.47m × 3.20m 17'11" × 10'6"

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

Study
3.22m × 2.65m 10'7" × 8'8"

Utility
2.02m × 1.66m 6'8" × 5'5"

First *Floor*

Main Bedroom
3.91m × 3.56m 12'8" × 11'8"

Bedroom 2
4.35m × 3.36m 14'3" × 11'1"

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

Bedroom 4
3.36m × 3.22m 11'1" × 10'7"

Bathroom
2.18m × 1.93m 7'2" × 6'4"

En Suite 1
2.27m × 1.90m 7'5" × 6'3"

En Suite 2
3.22m × 1.20m 10'7" × 3'11"

164.40m² | 1,769ft²

▶ Dimensions
Cyl Hot water cylinder
WC Toilet/cloakroom
W Wardrobe

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THE BARNSTON

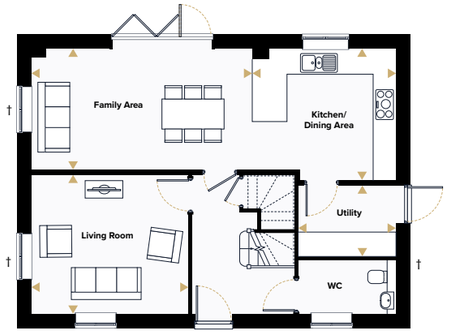
Five bedroom house



HOMES 35, 38*, 50, 51* & 61*

THE BARNSTON

Five bedroom house



Ground *Floor*

Kitchen/Dining Area

3.76m × 3.14m 12'4" × 10'4"

Family Area

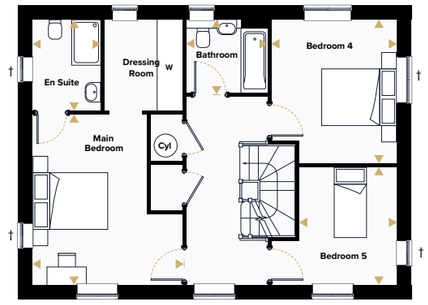
5.82m × 3.14m 19'1" × 10'4"

Living Room

4.12m × 3.70m 13'7" × 12'2"

Utility

2.56m × 1.87m 8'5" × 6'2"



First *Floor*

Main Bedroom

4.49m × 3.94m 14'9" × 12'11"

Bedroom 4

3.78m × 3.30m 12'5" × 10'10"

Bedroom 5

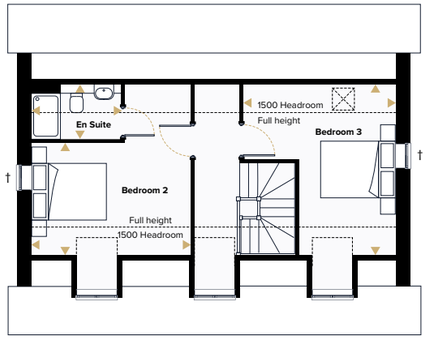
3.11m × 2.56m 10'3" × 8'5"

Bathroom

2.15m × 1.93m 7'1" × 6'4"

En Suite

2.18m × 1.80m 7'2" × 5'11"



Second *Floor*

Bedroom 2

4.17m × 2.92m 13'8" × 9'7"

Bedroom 3

4.45m × 4.01m 14'7" × 13'2"

En Suite

2.35m × 1.43m 7'9" × 4'8"

HOPKINS HOMES

179.50m² | 1,932ft²

- ▶ Dimensions
- Cyl Hot water cylinder
- --- Reduced Head Height
- Rooflight
- WC Toilet/cloakroom
- W Wardrobe

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HOPKINS
HOMES

Your new home specification





Specifications

Kitchen

	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms
Omega kitchen units with soft-close drawers and doors*	✓	✓	✓	✓
20mm slimline laminate worktops with matching upstand and splashback to kitchen*	✓	✓	✓	✓
Under cupboard LED strip lights	✓	✓	✓	✓
White Quartz coloured single bowl with half sink drainer with mixer tap*	✓	✓	✓	✓
Induction four-ring electric hob	✓	✓	✓	✓
Stainless steel single oven††	✓	✓		
Two stainless steel single ovens††		✓	✓	✓
Integrated fridge freezer, washing machine and dishwasher	✓	✓	✓	✓
Utility - sink and mixer tap		✓	✓	✓

Electrical

LED down lighters suitable for wet rooms to bathrooms and en suites (where applicable)	✓	✓	✓	✓
LED down lighters to kitchen and utility			✓	✓
Chrome bar with spot lights to kitchen	✓	✓		
Pendant light fittings with LED bulbs to all other areas	✓	✓	✓	✓
Fans to kitchen, utility, bathroom, en suite and cloakroom	✓	✓	✓	✓
Media plate (main sockets, TV, network and BT point) (location - refer to working drawing)**	✓	✓	✓	✓

Bathroom & En Suite

Choice of wall tiles to sink, bath and shower areas*	✓	✓	✓	✓
Sanitaryware from the Hopkins approved range	✓	✓	✓	✓
Thermostatic shower (where applicable)**	✓	✓	✓	✓
Thermostatic mixer taps to baths and basins*	✓	✓	✓	✓
Fully tiled floor to bathroom and en suite	✓	✓	✓	✓
Tiling to underside of Dado height and to full perimeter of the bathroom, en suite (where applicable) walls and half height to WC	✓	✓	✓	✓
Full height tiling to bath area	✓	✓	✓	✓
Towel rails - bathroom and en suite (where applicable)	✓	✓	✓	✓

Internal Features

All ceilings and walls finished in white emulsion	✓	✓	✓	✓
All woodwork finished in white satin	✓	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose, except double cupboards to have chrome door knobs	✓	✓	✓	✓
Ideal air source heat pump system	✓	✓	✓	✓
Underfloor heating to ground floor and radiators to first and second floor (where applicable)	✓	✓	✓	✓
Amtico spacia flooring to hallway, WC and kitchen, kitchen/dining area (one room) and utility (if applicable)	✓	✓	✓	✓
Wardrobes with sliding doors to main bedroom	✓	✓	✓	✓
Oak feature handrail	✓	✓	✓	✓

10-year warranty and 2-year Hopkins Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. Photography is indicative only. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. †Please note TV points are provided – purchaser to arrange own connection including aerial. ‡Please refer to the external works drawing. §Please refer to the landscape drawing. **Please refer to the internal working drawings. ††One single oven in the 3 bedroom Flatford, all other 3 bedroom homes include two single ovens. February 2026.

Specifications

Windows & Doors

	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms
Double-glazed uPVC windows, utility doors and double doors	✓	✓	✓	✓
Front door in various styles and colours, double glazed with chrome door furniture*	✓	✓	✓	✓
Garage door (where applicable) – vertical steel up and over garage door		✓	✓	✓
Bi-fold doors**			✓	✓

External Features

Bowater front door	✓	✓	✓	✓
Front path to main entrance, 900mm wide paving slabs	✓	✓	✓	✓
Patios – paving slabs providing an area of 2400mm x 1800mm	✓	✓	✓	✓
Front gardens – turf and landscaped§	✓	✓	✓	✓
Fencing – Generally Concrete Slotted Posts with Panel Fencing‡	✓	✓	✓	✓
Rear gardens – rotavated and graded	✓	✓	✓	✓
Power and lights to garage (if in curtilage)		✓	✓	✓
Ohme Epod 7.5kw car charging system	✓	✓	✓	✓
LED wall mounted lantern adjacent to the front door	✓	✓	✓	✓
Outside tap	✓	✓	✓	✓









HOPKINS
HOMES

WIXAMS

A COLLECTION OF
2, 3, 4 & 5 BEDROOM HOMES

DEVELOPMENT SITE PLAN



HOPKINS HOMES

WIXAMS

2 BEDROOM HOMES

The Hopton
Homes: 29 & 30

3 BEDROOM HOMES

The Flatford
Homes: 2, 3 & 56–60

The Eaton
Homes: 6, 7, 26, 27, 41–44, 46, 47 & 62–65

The Lynford
Homes: 1, 4, 9, 23 & 34

The Chappel
Homes: 13, 14, 31 & 32

4 BEDROOM HOMES

The Brundon
Homes: 10, 15, 28 & 33

The Keswick
Homes: 11, 39 & 54

The Southorpe
Homes: 5, 8, 12, 16, 25, 40, 45, 48 & 55

The Gosfield
Homes: 17 & 22

The Heacham
Homes: 18, 21, 24, 36, 37 & 49

The Appleton
Homes: 19 & 20

5 BEDROOM HOMES

The Barnston
Homes: 35, 38, 50, 51 & 61

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. October 2025.