



HOPKINS
HOMES

KINGSFLEET

Thetford • Norfolk



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



WELCOME TO
Hopkins Homes
AT KINGSFLEET



Computer generated image of properties at Kingsfleet. Indicative only, design, materials, and landscape treatments are subject to change.



Photographs depict previous Hopkins Homes developments.

Hopkins Homes at Kingsfleet boasts an outstanding collection of 1 and 2 bedroom apartments and 2, 3, 4 and 5 bedroom homes within a vibrant new community perfectly positioned in the Norfolk countryside.

Hopkins Homes are delighted to welcome you to Kingsfleet, a superb collection of new homes within this new flagship environment which will boast a range of community facilities, amenities and large open spaces.

These exceptional new homes offer a stylish property mix ranging from one to five bedroom homes across a variety of styles and designs to ensure a home to suit you, whether you're a single professional, growing family or looking to downsize.

James Hopkins

Executive Chairman and founder of Hopkins Homes

"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



HOPKINS HOMES at KINGSFLEET

Photographs depict previous Hopkins Homes developments.



Exceptional quality

A multi-award winning housebuilder with over 25 years experience. Hopkins Homes are committed to the quality, design, style and enduring nature of their properties.



Hopkins Homes' craft each home with you in mind; fusing traditional build methods with modern technologies. This helps ensure our properties are well appointed, intelligently laid out and beautifully finished. Customers frequently attest to this passion and attention to detail, which allows them to swiftly settle into the home of their dreams.

Our ethos is to design houses and apartments that blend in seamlessly with their surroundings. We use local materials wherever possible to complement and enhance their authenticity and sympathetic nature.

Photograph depicts previous Hopkins Homes development.



Bury St Edmunds



Thetford Town Centre



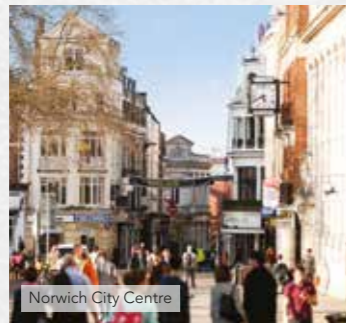
Thetford



Norwich



River Cam, Cambridge



Norwich City Centre

The natural choice for modern life

Kingsfleet is located in the town of Thetford on the Norfolk/Suffolk border, close to Cambridgeshire. This unique location provides easy access to the vibrant cities of Norwich and Cambridge, while maintaining the peace of the countryside. This new neighbourhood will encompass a variety of amenities from primary schools, nurseries, health centre, public spaces and parkland and allotments.

The picturesque centre of Thetford resembles something out of the history books. The Little Ouse River weaves its way peacefully through tree-covered greens, between flint stone buildings and under picturesque bridges. However, despite such an ancient appearance, the town offers all the amenities needed for a modern lifestyle. There is a number of supermarkets and other major retail outlets all within easy reach, along with a selection of bars and restaurants to enjoy.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is criss-crossed with a maze of walking and cycling trails that are perfect

for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

Kingsfleet lies within easy reach of the A11 which keeps it well connected for city excitement. A 45 minute drive south west takes you to the historic streets and grand colleges of Cambridge, 35 minutes north east will take you to the heart of Norwich's winding lanes lined with characterful boutiques and 25 minutes south will bring you to the charming market town of Bury St Edmunds. Thetford train station is just a 5 minute drive where Norwich, Cambridge and Bury St Edmunds can be reached making Kingsfleet an excellent destination for work / life balance.

The A11 also offers great connections to the rest of the country. The A14 is just 22 minutes away and links up with the A1M which carves a continuous line far north, while connections with the M11 offer journey times to London of under two hours.





KINGSFLEET

Thetford • Norfolk



Area Map



Local Map

Maps not to scale

Travel times and distances

By road to:

Thetford Train Station	1.7 miles
Thetford	1.9 miles
Bury St Edmunds	14.8 miles
Diss	15.6 miles
Newmarket	22.7 miles
Norwich	29.0 miles
Cambridge	36.9 miles

By rail to:

(from Thetford train station)

Norwich	33 mins
Cambridge	46 mins
Diss	1 hr 7 mins
Ipswich	1 hr 28 mins
Bury St Edmunds	1 hr 34 mins

All travel times and distances are approximate and are courtesy of theaa.com and nationalrail.co.uk

Postcode for Sat Nav use: IP24 2RF

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

Telephone: 01394 446800 Fax: 01394 389605

For more information on any of our developments please visit:

hopkinshomes.co.uk

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.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 Kingsfleet may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins Homes and Hopkins & Moore developments. Other photographs are of the local area or are indicative lifestyle images. 04/19 194747 Designed and produced by thinkBDW 01206 546965.

for mock ups

