



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.

“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

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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



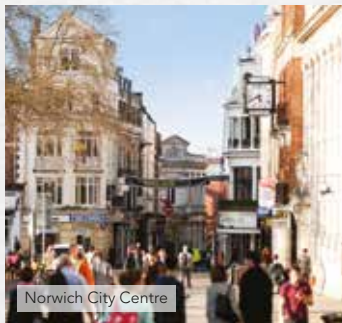
Thetford Town Centre



Thetford



Norwich



Norwich City Centre



River Cam, Cambridge

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.

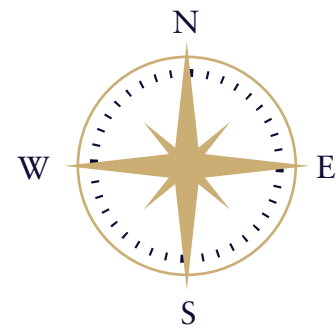
Kingsfleet lies within easy reach of the A11 which keeps it well connected for city excitement. A 45 minute drive south west takes you to the historic streets and grand colleges of Cambridge, 35 minutes north east will take you to the heart of Norwich's winding lanes lined with characterful boutiques 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



Apartments

The Meadow Apartments
Plots 338, 339, 340, 341, 342 & 343

2 Bedroom Homes

The Birch
Plots 3(h), 4, 5, 46(h), 199(h), 205, 218, 239, 240(h) & 275

3 Bedroom Homes

The Oak
Plots 7(h), 8, 10, 11, 12, 28, 29, 30, 31, 32, 49(h), 50, 51(h), 52, 68(h), 69, 201, 202, 203, 206, 207(h), 219(h), 220(h), 221(h), 236(h), 237(h), 238(h), 241(h), 242(h) & 243(h)

The Elder
Plots 1, 6, 9(h), 33(h), 45(h), 47, 48(h), 67, 70(h), 83, 84(h), 193, 200, 204(h), 226(h) & 244

The Willow
Plots 22, 23(h), 38, 120(h), 231, 232, 233 & 245(h)

The Aspen
Plots 34(h), 35, 36(h), 37, 39(h), 43(h), 44, 63(h), 64, 65(h), 66, 110(h), 184(h), 191(h), 194(h), 198, 225 & 228

The Fynn
Plots 13(h), 14, 20(h), 21, 71(h) & 72

The Juniper
Plots 181, 182, 183, 186(h), 187, 188(h), 196, 215(h), 216(h), 217(h), 274, 278, 279 & 280

The Cedar
Plot 312(h)

The Yew
Plots 210, 211(h), 212 & 213(h)

4 Bedroom Homes

The Chestnut
Plots 116, 117(h), 208, 209(h), 222 & 230(h)

The Rowan
Plots 115, 121(h) & 190(h)

The Poplar
Plots 2, 17(h), 73(h), 214 & 247

The Sycamore
Plots 185 & 197(h)

The Whitebeam
Plots 18, 19(h), 114, 122(h) & 123

The Cherry
Plots 74 & 75(h)

The Holly
Plots 15, 16, 24(h), 25(h), 124 & 189

The Maple
Plots 118 & 119(h)

The Hingham
Plots 26, 27(h), 40(h), 41, 42(h), 192(h), 195(h), 223(h), 224, 227, 229, 234 & 235(h)

The Blackthorn
Plot 125



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 plot specific information. The computer generated images, floor plans, configurations 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, for indication only.

Specification.

Kitchens

- Choice of kitchen cupboards and worktops *
- Bosch oven, hob and cooker hood fitted as standard
- Range cooker, hood and stainless steel splashback as fitted standard to certain plots
- Plumbing for washing machine and dishwasher where possible
- Choice of Porcelanosa wall tiles from our selected range **

Plumbing

- Central heating via thermostatically controlled radiators/panel heaters
- White sanitaryware throughout with chrome-effect mixer taps - plus white bath panel and matching seat
- Outside tap where possible

Wall tiling

- Kitchen - between worktop and wall cupboards *
- Bathroom - half height all round *
- En-Suite - full height to shower cubicle with splashback to hand basin and tiled window sill where applicable *
- En-Suite with bath - full height to shower cubicle and half height all round
- Cloakroom - splashback to hand basin and tiled window sill where applicable *

Electrical

- Outside lighting to front and rear on certain plots
- TV points to living room and all bedrooms
- Data points to living room, study and all bedrooms

Joinery

- Moulded skirting and architraves painted white
- White painted staircase
- Four panel internal doors with chrome-effect handles

Other items

- Loft light where applicable
- Feature fireplace included to selected plots
- Multi-point locks to external doors
- All internal walls painted matt pure white
- Ceilings smooth throughout with coved cornicing where possible

* All choices are subject to stage of construction. Cloakroom splashback tile from matching range to either kitchen, bathroom or en-suite. This specification is only meant as a guide, some items may vary from plot to plot. Please check with Sales Consultant for plot specific information. Photography depicts previous Hopkins Homes developments.

** Not applicable when upgrading work surfaces with upstand.



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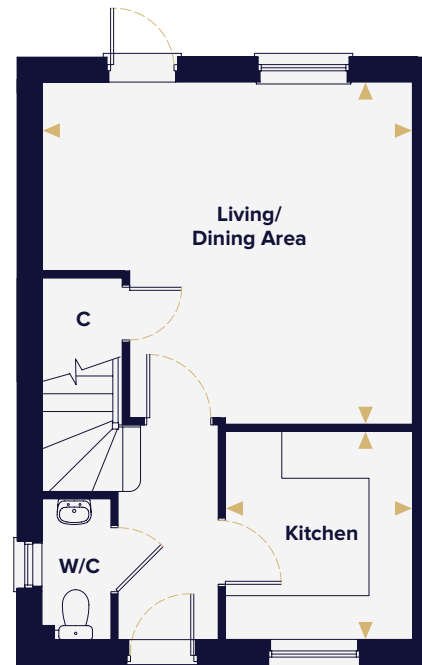
The Oak



The Oak

THREE BEDROOM HOUSE

Plots 7(h), 8, 10, 11, 12, 28, 29, 30, 31, 32, 49(h), 50, 51(h),
52, 68(h), 69, 201, 202, 203, 206, 207(h), 219(h), 220(h),
221(h), 236(h), 237(h), 238(h), 241(h), 242(h), 243(h)



Kitchen	2.76m x 2.57m	9'1" x 8'5"
Living/Dining Area	4.90m x 4.52m	16'1" x 14'10"
Master Bedroom	3.62m x 2.72m	11'11" x 8'11"
Bedroom 2	2.96m x 2.72m	9'9" x 8'11"
Bedroom 3	2.50m x 2.08m	8'2" x 6'10"

(h) Handed
▶ Denotes where dimensions are taken from
A/C Airing cupboard
W Wardrobe
C Cupboard

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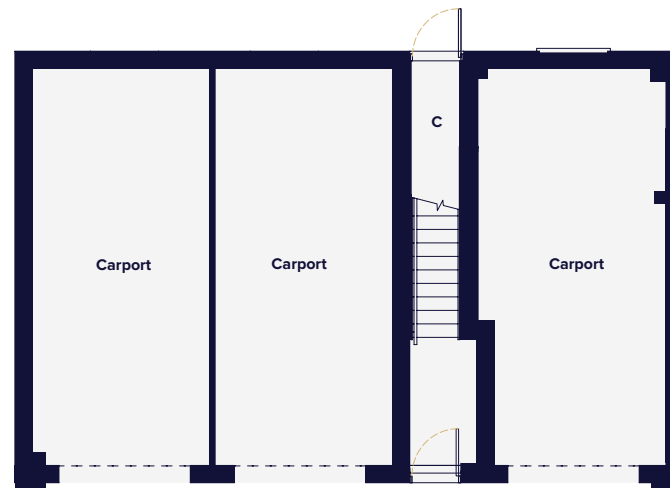
The Birch



The Birch

TWO BEDROOM COACH HOUSE

Plots 3(h), 4, 5, 46(h), 199(h), 205, 218,
239, 240(h), 275



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	3.52m x 3.35m	11'7" x 11'0"
Bedroom 2	3.35m x 2.29m	11'0" x 7'6"

- Indicates reduced head height
- ⊠ Velux Window
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The Elder



The Elder

THREE BEDROOM HOUSE

Plots 1, 6, 9(h), 33(h), 45(h), 47, 48(h), 67, 70(h), 79, 80(h), 81, 82(h), 83, 84(h), 193, 108, 109(h), 200, 204(h), 226(h), 244



Kitchen/Dining Area	5.40m x 2.81m	17'9" x 9'3"
Living Room	4.70m x 3.33m	15'5" x 10'11"
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"

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The Aspen



The Aspen

THREE BEDROOM HOUSE

Plots 13(h), 14, 20(h), 21, 34(h), 35, 36(h), 37, 39(h), 43(h),
44, 63(h), 64, 65(h), 66, 71(h), 72, 107, 110(h), 111, 112(h),
113, 184(h), 191(h), 194(h), 198, 225, 228



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	4.04m x 3.11m	13'3" x 10'3"
Bedroom 3	2.93m x 2.82m	9'7" x 9'3"

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- W Wardrobe
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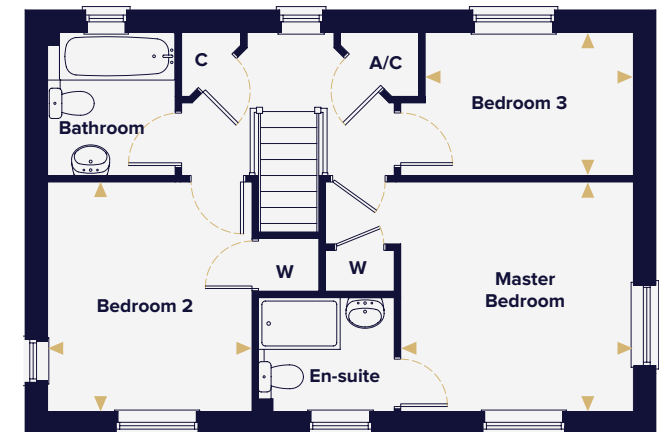
The Willow



The Willow

THREE BEDROOM HOUSE

Plots 22, 23(h), 38, 120(h), 231, 232, 233, 245(h)



Kitchen/Dining Area	5.57m x 2.95m	18'4" x 9'8"
Utility	2.20m x 1.95m	7'3" x 6'5"
Living Room	5.57m x 3.31m	18'4" x 10'10"
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	2.91m x 2.10m	9'7" x 6'11"

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W Wardrobe
C Cupboard

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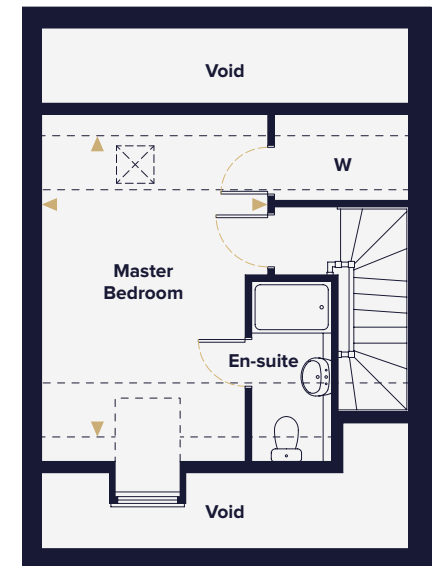
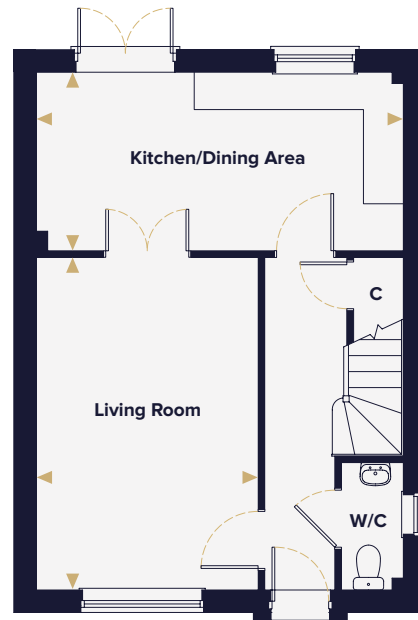
The Juniper



The Juniper

THREE BEDROOM HOUSE

Plots 181, 182, 183, 186(h), 187, 188(h), 196, 215(h), 216(h), 217(h), 274, 278, 279, 280



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	4.24m x 3.33m	13'11" x 10'11"
Bedroom 2	4.71m x 2.29m	15'6" x 10'10"
Bedroom 3	3.19m x 2.72m	10'6" x 8'11"

---	Indicates reduced head height
⊠	Velux Window
(h)	Handed
▶	Denotes where dimensions are taken from
A/C	Airing cupboard
W	Wardrobe
C	Cupboard

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The Chestnut

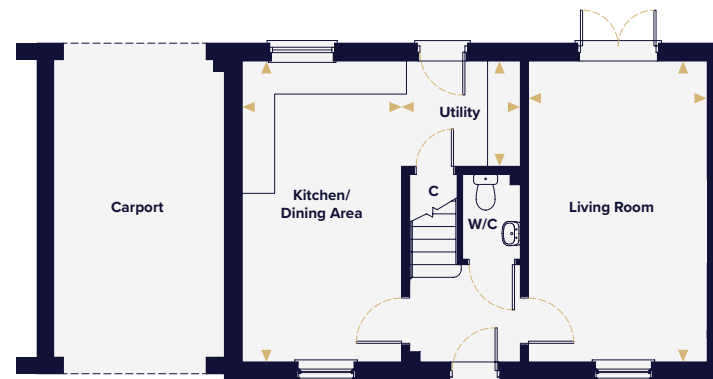




The Chestnut

FOUR BEDROOM HOUSE

Plots 116, 117(h), 208, 209(h), 222, 230(h)



Kitchen/Dining Area	5.57m x 2.95m	18'4" x 9'8"
Utility	2.20m x 1.95m	7'3" x 6'5"
Living Room	5.57m x 3.31m	18'4" x 10'10"
Master Bedroom	3.40m x 3.37m	11'2" x 11'1"
Bedroom 2	3.39m x 2.99m	11'2" x 9'10"
Bedroom 3	3.11m x 2.31m	10'3" x 7'7"
Bedroom 4	3.06m x 2.10m	10'0" x 6'11"

- Indicates reduced head height
- (h) Handed
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- W Wardrobe
- C Cupboard

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The Poplar



The Poplar

FOUR BEDROOM HOUSE
Plots 2, 17(h), 73(h), 214, 247(h)



Kitchen	3.62m x 2.95m	11'10" x 9'8"
Family/Breakfast Area	3.45m x 3.45m	11'4" x 11'4"
Living Room	5.57m x 3.31m	18'4" x 10'10"
Study	2.95m x 1.86m	9'8" x 6'1"
Master Bedroom	3.31m 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 3.45m	11'6" x 11'4"
Bedroom 4	2.66m x 2.07m	8'8" x 6'10"

(h) Handed
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W Wardrobe
C Cupboard

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The Rowan



The Rowan

FOUR BEDROOM HOUSE

Plots 115, 121(h), 190(h)



Kitchen/Breakfast Area	3.92m x 3.80m	12'10" x 12'6"
Utility	2.65m x 1.67m	8'9" x 5'6"
Living Room	4.70m x 3.87m	15'5" x 12'9"
Dining Room	3.03m x 2.70m	9'11" x 8'10"
Master Bedroom	5.00m x 3.17m	16'5" x 10'5"
Bedroom 2	3.30m x 2.74m	10'9" x 9'0"
Bedroom 3	2.98m x 2.85m	9'9" x 9'4"
Bedroom 4	3.04m x 2.47m	10'0" x 8'1"

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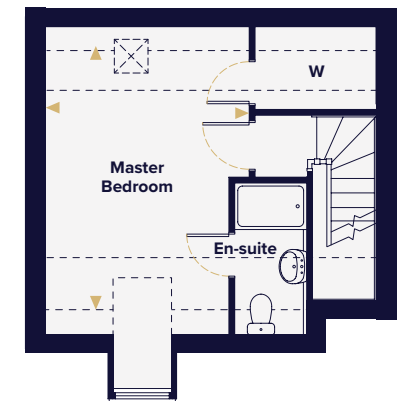
The Sycamore



The Sycamore

FOUR BEDROOM HOUSE

Plots 185, 197(h)



Kitchen/Dining Area	5.39m x 2.64m	17'9" x 8'8"
Living Room	4.87m x 2.36m	16'0" x 10'9"
Bedroom 1	4.24m x 3.31m	13'11" x 10'10"
Bedroom 2	3.98m x 3.33m	13'1" x 10'11"
Bedroom 3	4.30m x 3.11m	14'1" x 10'3"
Bedroom 4	2.93m x 2.82m	9'7" x 9'3"

- Indicates reduced head height
- ⊠ Velux Window
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The Whitebeam





The Whitebeam

FOUR BEDROOM HOUSE

Plots 18, 19(h), 114, 122(h), 123



Kitchen	4.19m x 3.62m	13'9" x 11'11"
Utility	2.71m x 1.61m	8'11" x 5'3"
Dining Room	3.38m x 3.34m	11'1" x 11'0"
Living Room	5.40m x 3.64m	17'9" x 11'11"
Master Bedroom	3.68m x 3.13m	12'1" x 10'3"
Bedroom 2	3.38m x 2.86m	11'1" x 9'5"
Bedroom 3	3.12m x 2.96m	10'3" x 9'9"
Bedroom 4	2.65m x 2.17m	8'8" x 7'1"

(h) Handed
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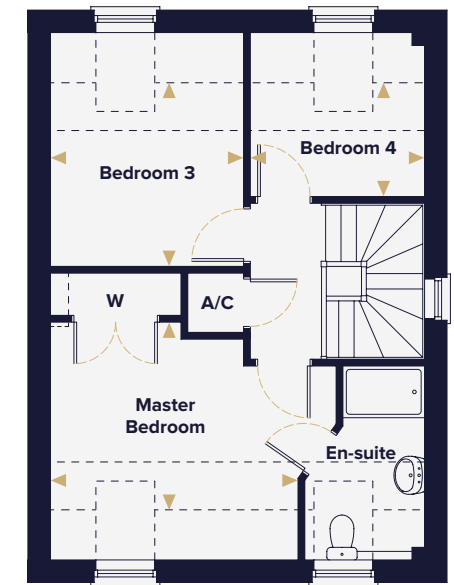
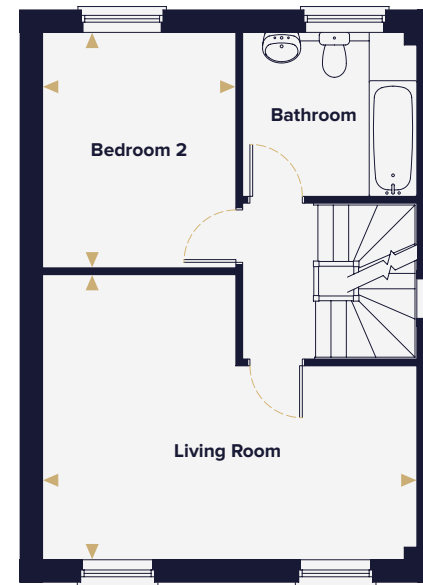
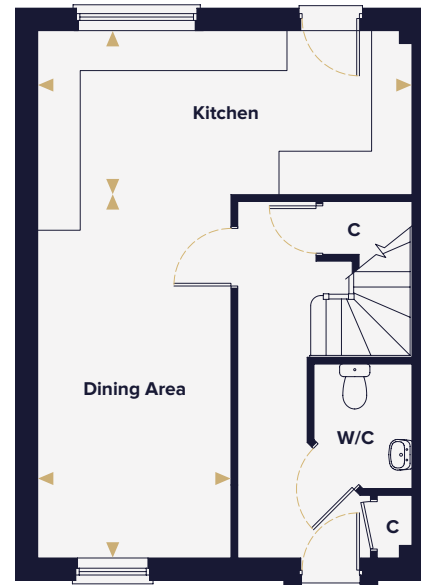
The Cherry



The Cherry

FOUR BEDROOM HOUSE

Plots 74, 75(h), 76, 77 & 78



Kitchen	5.50m x 2.41m	18'1" x 7'11"
Dining Area	5.34m x 2.84m	17'6" x 9'4"
Living Area	5.50m x 4.19m	18'1" x 13'9"
Master Bedroom	3.64m x 2.76m	11'11" x 9'1"
Bedroom 2	3.46m x 2.84m	11'4" x 9'4"
Bedroom 3	2.84m x 2.71m	9'4" x 8'11"
Bedroom 4	2.56m x 1.68m	8'5" x 5'6"

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- W Wardrobe
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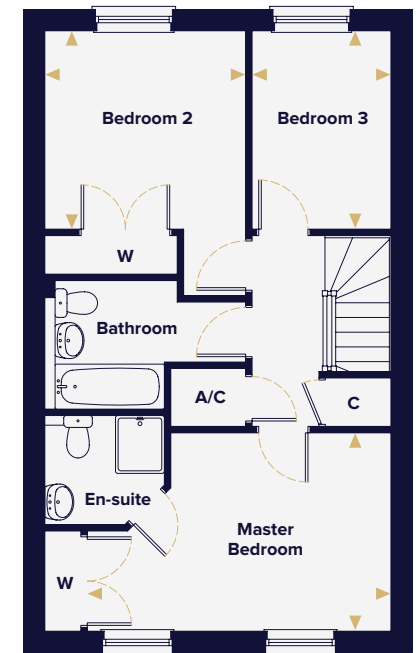
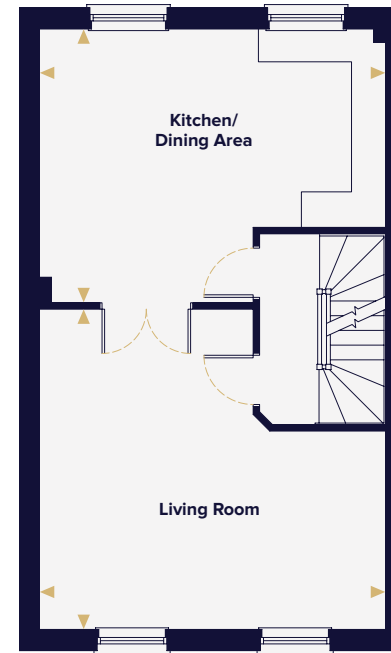
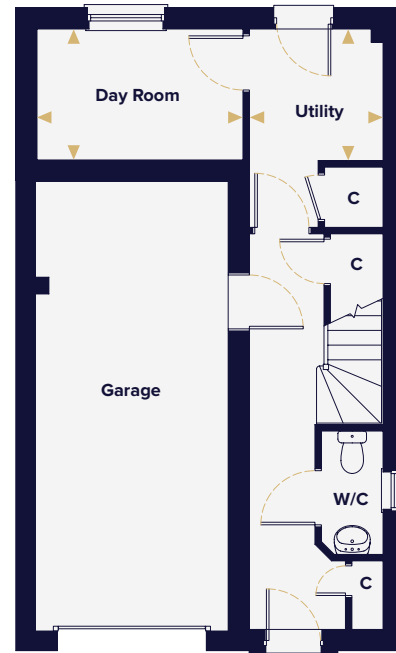
The Yew



The Yew

THREE BEDROOM HOUSE

Plots 210, 211(h), 212 & 213(h)



Day Room	3.21m x 2.04m	10'6" x 6'8"
Utility	2.08m x 2.05m	6'10" x 6'9"
Kitchen/Dining Area	5.39m x 4.26m	17'8" x 14'0"
Living Room	5.39m x 4.98m	17'8" x 16'4"
Master Bedroom	4.73m x 3.09m	15'6" x 10'2"
Bedroom 2	3.13m x 3.09m	10'3" x 10'2"
Bedroom 3	3.09m x 2.16m	10'2" x 7'1"

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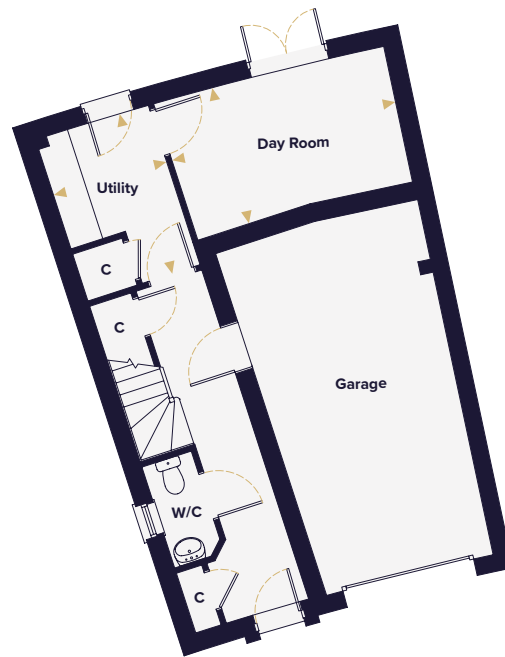
The Cedar



The Cedar

THREE BEDROOM HOUSE

Plot 312(h)



Day Room	4.20m x 2.56m	13'9" x 8'5"
Utility	3.07m x 2.14m	10'11" x 7'0"
Kitchen	3.15m x 3.03m	10'4" x 9'11"
Dining Area	3.84m x 3.32m	12'7" x 10'11"
Living Room	5.71m x 5.45m	18'9" x 17'11"
Master Bedroom	5.00m x 3.11m	16'5" x 10'3"
Bedroom 2	4.15m x 3.78m	13'8" x 12'5"
Bedroom 3	3.13m x 2.48m	10'3" x 8'2"

(h) Handed
▶ Denotes where dimensions are taken from
A/C Airing cupboard
W Wardrobe
C Cupboard

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.



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The Holly



The Holly

FOUR BEDROOM HOUSE

Plots 15, 16, 24(h), 25(h), 124, 189



Kitchen/Dining Area	5.69m x 4.31m	18'8" x 14'2"
Living Room	6.59m x 3.67m	21'7" x 12'1"
Study	3.11m x 2.18m	10'3" x 7'2"
Master Bedroom	3.90m x 3.72m	12'10" x 12'3"
Bedroom 2	3.18m x 3.06m	10'5" x 10'1"
Bedroom 3	3.31m x 3.06m	10'10" x 10'1"
Bedroom 4	3.09m x 2.40m	10'2" x 7'10"

(h) Handed
▶ Denotes where dimensions are taken from
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W Wardrobe
C Cupboard

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HOPKINS
HOMES



The Maple



The Maple

FOUR BEDROOM HOUSE

Plots 118, 119(h)



Kitchen/Breakfast Area	3.92m x 3.80m	12'10" x 12'6"
Utility	2.65m x 1.67m	8'9" x 5'6"
Living Room	4.70m x 3.87m	15'5" x 12'9"
Dining Room	3.03m x 2.70m	9'11" x 8'10"
Master Bedroom	5.00m x 3.17m	16'5" x 10'5"
Bedroom 2	3.99m x 3.11m	13'1" x 10'3"
Bedroom 3	3.02m x 2.73m	9'11" x 9'0"
Bedroom 4	2.98m x 2.85m	9'9" x 9'4"

- Indicates reduced head height
- ⊠ Velux Window
- (h) Handed
- ▶ Denotes where dimensions are taken from
- A/C Airing cupboard
- W Wardrobe
- C Cupboard

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HOPKINS
HOMES



The Hingham



The Hingham

FOUR BEDROOM HOUSE

Plots 26, 27(h), 40(h), 41, 42(h), 192(h),
195(h), 223(h), 224, 227, 229, 234, 235(h)



Kitchen	3.92 x 3.84m	12'10" x 12'7"
Dining Room	3.99m x 3.06m	13'1" x 10'1"
Utility	1.88m x 1.67m	6'2" x 5'6"
Living Room	4.67m x 3.87m	15'3" x 12'9"
Master Bedroom	3.90m x 3.17m	12'10" x 10'5"
Bedroom 2	3.86m x 3.11m	12'8" 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"

- Indicates reduced head height
- ⊠ Velux Window
- (h) Handed
- ▶ Denotes where dimensions are taken from
- A/C Airing cupboard
- W Wardrobe
- C Cupboard

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HOPKINS
HOMES



The Blackthorn



The Blackthorn

FOUR BEDROOM HOUSE

Plot 125



Kitchen/Dining Area	6.68m x 5.32m	21'11" x 17'5"
Family Area	3.53m x 3.08m	11'7" x 10'1"
Utility	2.43m x 2.11m	8'0" x 6'11"
Living Room	4.82m x 4.67m	15'10" x 15'4"
Study	3.36m x 2.94m	11'0" x 9'8"
Master Bedroom	4.67m x 3.98m	15'4" x 13'1"
Bedroom 2	4.04m x 3.63m	13'3" x 11'11"
Bedroom 3	3.76m x 3.61m	12'4" x 11'10"
Bedroom 4	3.44m x 3.08m	11'3" x 10'1"

► Denotes where dimensions are taken from
A/C Airing cupboard
W Wardrobe
C Cupboard

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HOPKINS
HOMES



The Pine



The Pine

FIVE BEDROOM HOUSE

Plots 126 & 127



Kitchen/Breakfast Area	6.36m x 4.00m	20'11" x 13'1"
Utility	4.90m x 1.78m	16'1" x 5'10"
Dining Area	4.27m x 2.99m	14'0" x 9'10"
Living Room	6.81m x 4.01m	22'4" x 13'2"
Study	3.21m x 3.00m	10'6" x 9'10"
Master Bedroom	3.94m x 3.56m	12'11" x 11'8"
Bedroom 2	3.58m x 3.29m	11'9" x 10'10"
Bedroom 3	4.01m x 2.72m	13'2" x 8'11"
Bedroom 4	3.21m 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

◻ Wood Burning Stove

A/C Airing cupboard

W Wardrobe

C Cupboard

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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



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