



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



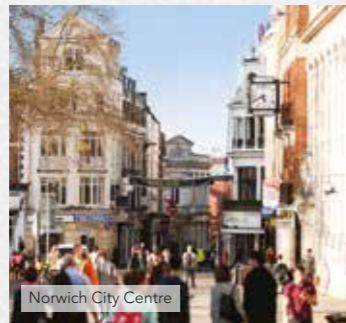
Thetford



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.





Proposed School Development

Future Development

- The Alder
Plots 142, 143, 144, 146, 147, 149(h), 152(h), 153 & 293, 294(h), 295, 296(h), 307, 308, 309, 310(h) & 311
- The Birch
Plots 145, 166, 199, 205(h), 218, 275, 276 & 277(h)
- The Oak
Plots 148, 201, 202, 203, 206(h), 207, 219(h), 220(h), 221(h), 336(h) & 337
- The Juniper
Plots 159, 160(h), 161, 162(h), 163, 164, 165, 215(h), 216(h), 217(h), 273(h), 274, 278, 279 & 280
- The Yew
Plots 210, 211(h), 212 & 213(h)
- The Poplar
Plots 214 & 247(h)
- The Cedar
Plots 261, 262, 263, 264, 265, 266, 312(h), 313(h), 314(h), 315(h), 316(h) & 317(h)
- The Buckthorn
Plots 267, 268, 269, 270, 271, 272, 318, 319, 320, 321, 322 & 323
- The Beech
Plot 291
- The Hazel
Plots 283, 284(h), 285(h), 286, 287, 288(h), 289(h), 290, 324, 325(h), 326, 327(h), 328, 329(h), 330 & 331(h)
- The Cherry
Plots 332, 333(h), 334, 335(h)
- Apartments above retail units
Plots 338-343
- Affordable Housing
- S/S Sub Station
- C/S Cycle Store
- B/S Bin Store
- Approximate location of landscaping mounds
- Attenuation Basins
- The Aspen
Plots 56(h), 107, 110(h), 111, 112(h), 113, 150(h), 154(h), 155, 178, 179(h), 252, 253(h), 254 & 282(h)
- The Elder
Plots 81, 82(h), 83, 84(h), 108, 109(h), 200, 204(h), 249(h), 250, 251(h), 258(h), 259(h), 260(h)
- The Hawthorn
Plots 106, 151(h), 180(h) & 281(h)
- The Whitebeam
Plots 114, 122(h), 123 & 132
- The Rowan
Plots 115, 121(h), 135, 156(h), 246 & 248(h)
- The Chestnut
Plots 116, 117(h), 157, 158(h), 208, 209(h), 256(h) & 257
- The Maple
Plots 118, 119(h), 128, 129(h) & 255
- The Willow
Plots 120 & 292(h)
- The Holly
Plots 124, 130 & 131(h)
- The Blackthorn
Plots 125, 133(h), 136 & 139
- The Pine
Plots 126, 127, 140 & 141
- The Spindle
Plot 134
- The Elm
Plots 137 & 138



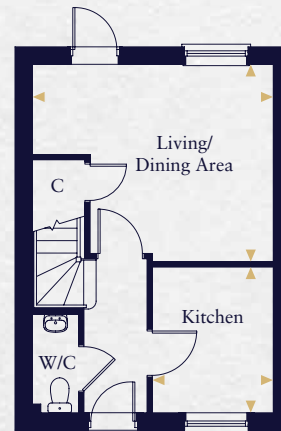
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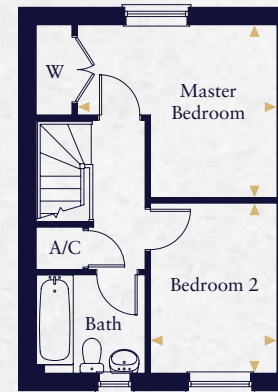
The Alder

Computer generated image indicative only*. External finishes and appearance will vary.

The Alder



Ground Floor



First Floor

Kitchen	2.753m x 2.285m	9'0" x 7'6"
Living/Dining Area	4.547m x 3.731m	14'11" x 12'3"
Master Bedroom	3.772m x 3.271m	12'5" x 10'9"
Bedroom 2	3.213m x 2.390m	10'7" x 7'10"

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.

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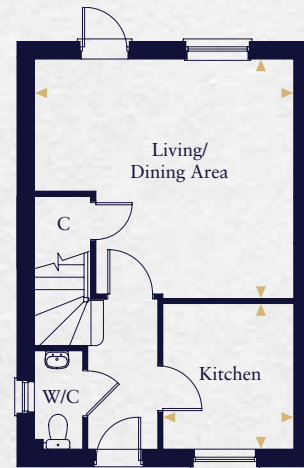
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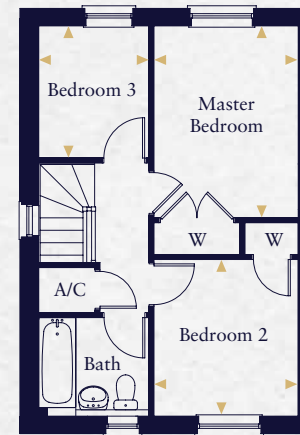
The Oak

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The Oak



Ground Floor



First Floor

Kitchen	2.755m x 2.474m	9'1" x 8'1"
Living/Dining Area	4.899m x 4.524m	16'1" x 14'10"
Master Bedroom	3.726m x 3.624m	11'11" x 8'11"
Bedroom 2	2.960m x 2.722m	9'9" x 8'11"
Bedroom 3	2.497m x 2.083m	8'2" x 6'10"

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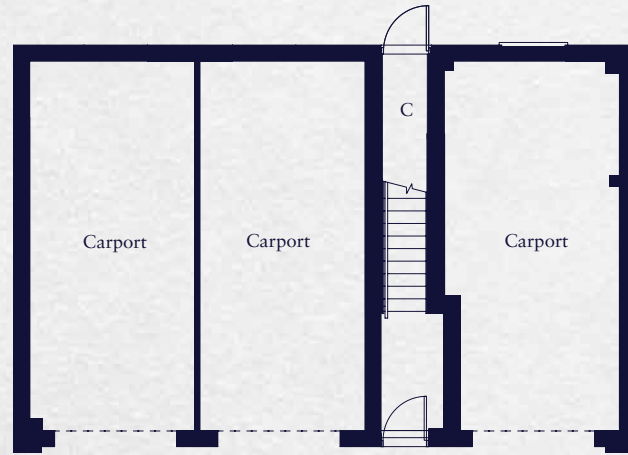
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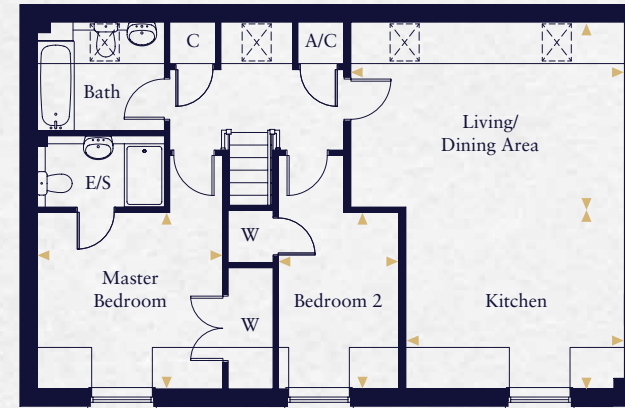
The Birch

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The Birch



Ground Floor



First Floor

Kitchen	4.141m x 2.400m	13'7" x 7'10"
Living/Dining Area	5.185m x 4.550m	17'0" x 14'11"
Master Bedroom	3.518m x 3.345m	11'7" x 11'0"
Bedroom 2	3.345m x 2.287m	11'0" x 7'6"

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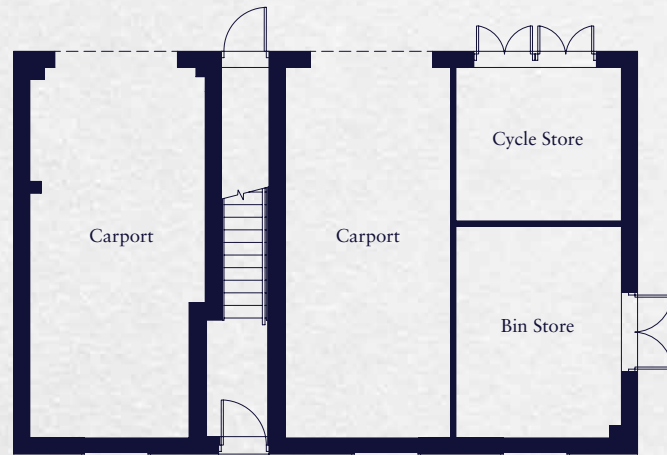
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The Spindle

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The Spindle



Ground Floor



First Floor

Kitchen	4.141m x 2.400m	13'7" x 7'11"
Living/Dining Area	5.184m x 4.550m	17'0" x 14'11"
Master Bedroom	3.518m x 3.345m	11'7" x 11'0"
Bedroom 2	3.345m x 2.287m	11'0" x 7'6"

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The Elder

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The Elder



Ground Floor



First Floor

Kitchen/Dining Area	5.395m x 2.805m	17'9" x 9'3"
Living Room	4.697m x 3.330m	15'5" x 10'11"
Master Bedroom	3.627m x 3.136m	11'11" x 10'4"
Bedroom 2	3.136m x 2.904m	10'4" x 9'6"
Bedroom 3	2.721m x 2.159m	8'11" x 7'1"

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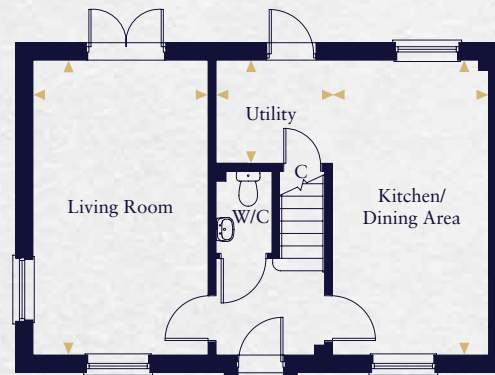
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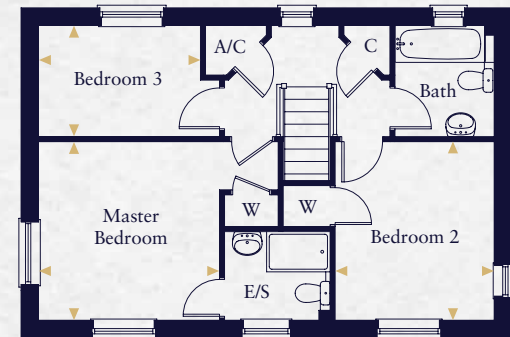
The Willow

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The Willow



Ground Floor



First Floor

Kitchen/Dining Area	5.572m x 2.950m	18'4" x 9'8"
Utility	2.200m x 1.950m	7'3" x 6'5"
Living Room	5.572m x 3.310m	18'4" x 10'10"
Master Bedroom	3.420m x 3.375m	11'3" x 11'1"
Bedroom 2	3.375m x 3.005m	11'1" x 9'10"
Bedroom 3	2.910m x 2.103m	9'7" x 6'11"

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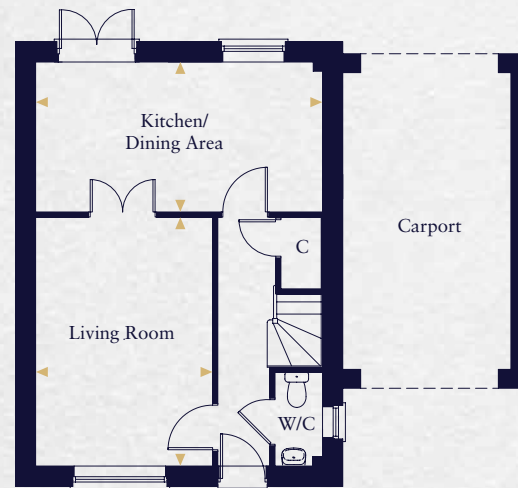
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The Aspen

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The Aspen



Ground Floor



First Floor

Kitchen/Dining Area	5.395m x 2.820m	17'9" x 9'3"
Living Room	4.682m x 3.331m	15'4" x 10'11"
Master Bedroom	3.978m x 3.330m	13'1" x 10'11"
Bedroom 2	4.042m x 3.110m	13'3" x 10'3"
Bedroom 3	2.927m x 2.824m	9'7" x 9'3"

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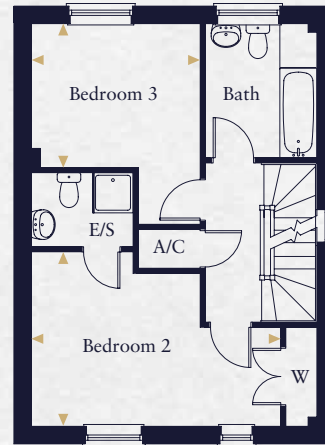
The Juniper

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The Juniper



Ground Floor



First Floor



Second Floor

Kitchen/Dining Area	5.395m x 2.614m	17'8" x 8'7"
Living Room	4.883m x 3.331m	16'0" x 10'11"
Master Bedroom	4.239m x 3.325m	13'11" x 10'11"
Bedroom 2	4.713m x 3.287m	15'6" x 10'10"
Bedroom 3	3.190m x 2.720m	10'6" x 8'11"

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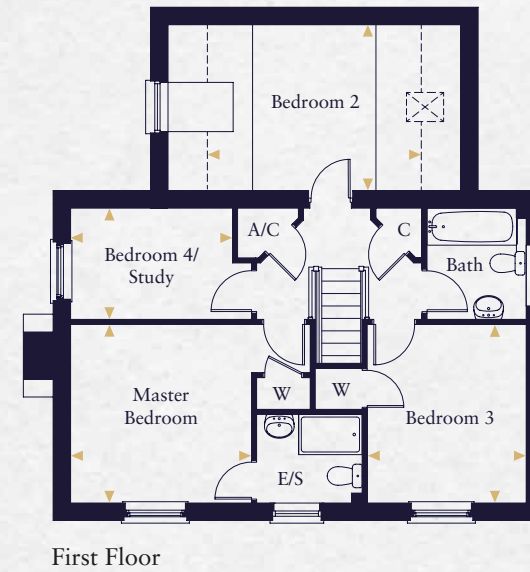
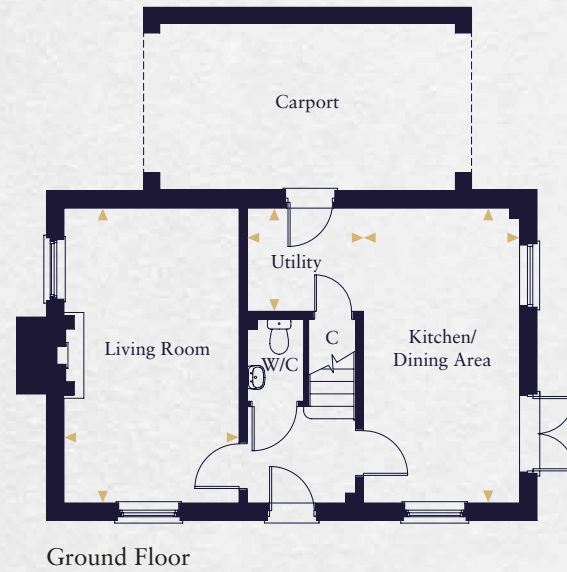
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The Hawthorn

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The Hawthorn



Kitchen/Dining Area	5.572m x 2.975m	18'4" x 9'9"
Utility	2.175m x 1.950m	7'2" x 6'5"
Living Room	5.572m x 3.309m	18'4" x 10'10"
Master Bedroom	3.420m x 3.375m	11'3" x 11'1"
Bedroom 2	4.043m x 3.111m	13'3" x 10'3"
Bedroom 3	3.375m x 3.005m	11'1" x 9'10"
Bedroom 4/Study	3.061m x 2.103m	10'1" x 6'11"

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The Rowan

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The Rowan



Ground Floor



First Floor

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'5"
Utility	2.653m x 1.663m	8'8" x 5'5"
Living Room	4.698m x 3.873m	15'5" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Master Bedroom	4.260m x 3.174m	13'11" x 10'5"
Bedroom 2	2.982m x 2.850m	9'9" x 9'4"
Bedroom 3	3.299m x 2.742m	10'9" x 9'0"
Bedroom 4	3.037m x 2.473m	9'11" x 8'1"

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The Poplar

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The Poplar



Ground Floor



First Floor

Kitchen	3.615m x 2.950m	11'10" x 9'8"
Family/Breakfast Area	3.450m x 3.445m	11'3" x 11'3"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Study	2.950m x 1.862m	9'8" x 6'1"
Master Bedroom	3.313m x 3.285m	10'10" x 10'9"
Bedroom 2	3.407m x 2.962m	11'2" x 9'8"
Bedroom 3	3.505m x 3.445m	11'6" x 11'3"
Bedroom 4	2.663m x 2.070m	8'8" x 6'9"

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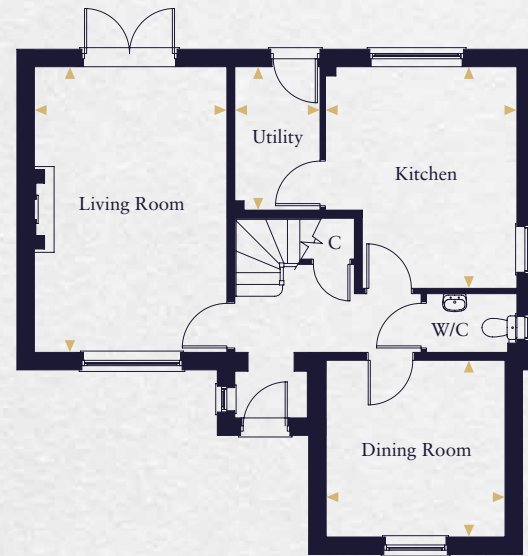
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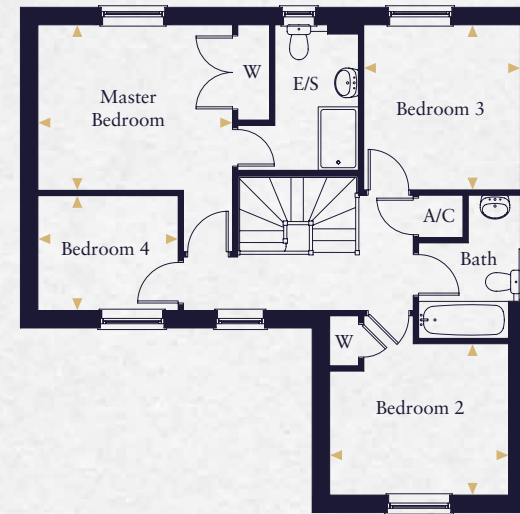
The Whitebeam

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The Whitebeam



Ground Floor



First Floor

Kitchen	4.188m x 3.620m	13'8" x 11'10"
Utility	2.710m x 1.611m	8'10" x 5'3"
Dining Room	3.380m x 3.338m	11'1" x 11'0"
Living Room	5.398m x 3.637m	17'9" x 11'11"
Master Bedroom	3.677m x 3.128m	12'1" x 10'3"
Bedroom 2	3.380m x 2.860m	11'1" x 9'5"
Bedroom 3	3.120m x 2.961m	10'3" x 9'9"
Bedroom 4	2.651m x 2.170m	8'8" x 7'1"

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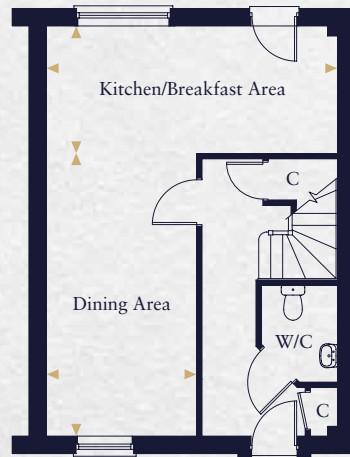
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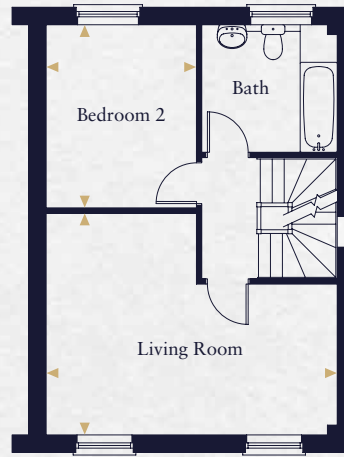
The Cherry

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The Cherry



Ground Floor



First Floor



Second Floor

Kitchen/Breakfast Area	5.500m x 2.410m	18'0" x 7'11"
Dining Area	5.340m x 2.840m	17'6" x 9'4"
Living Area	5.500m x 4.190m	18'0" x 13'9"
Master Bedroom	3.640m x 2.763m	11'11" x 9'1"
Bedroom 2	3.460m x 2.840m	11'4" x 9'4"
Bedroom 3	2.841m x 2.705m	9'4" x 8'10"
Bedroom 4	2.560m x 2.410m	8'5" x 7'11"

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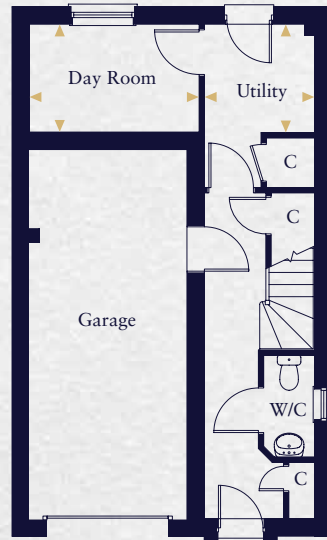
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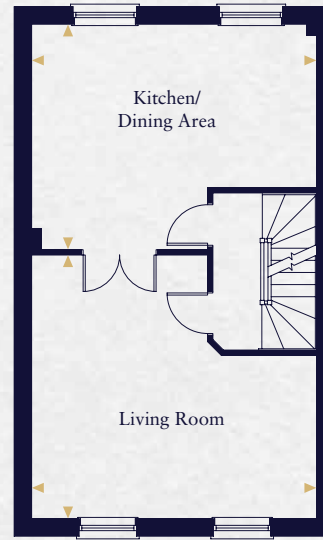
The Yew

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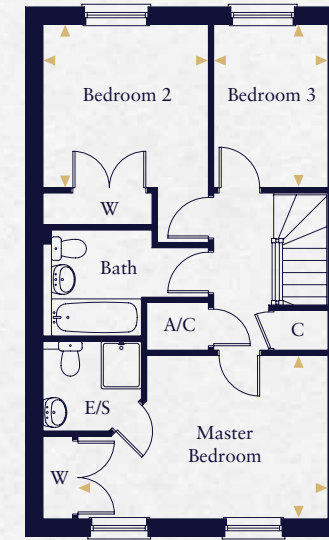
The Yew



Ground Floor



First Floor



Second Floor

Day Room	3.205m x 2.678m	10'6" x 8'9"
Utility	2.080m x 2.050m	6'10" x 6'9"
Kitchen/Dining Area	5.385m x 4.260m	17'8" x 14'0"
Living Room	5.385m x 4.893m	17'8" x 16'4"
Master Bedroom	4.725m x 3.087m	15'6" x 10'2"
Bedroom 2	3.125m x 3.087m	10'3" x 10'2"
Bedroom 3	3.087m x 2.160m	10'2" x 7'1"

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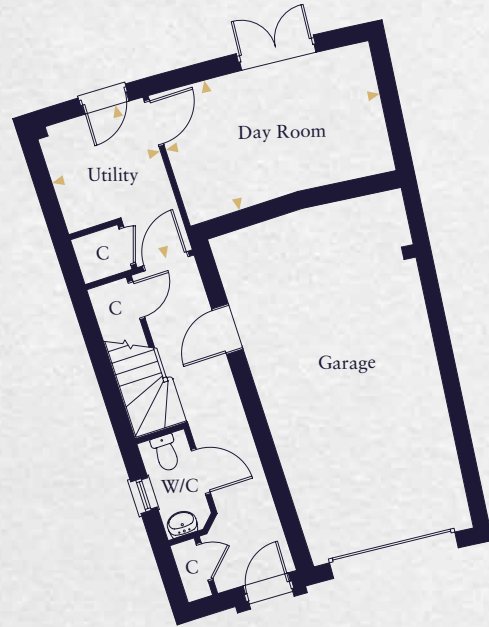
HOPKINS
HOMES



The Cedar

Computer generated image indicative only*. External finishes and appearance will vary.

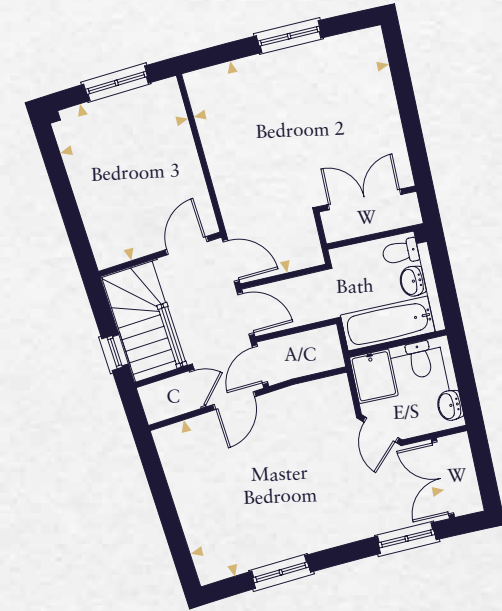
The Cedar



Ground Floor



First Floor



Second Floor

Day Room	3.205m x 3.134m	10'6" x 10'3"
Utility	3.040m x 2.135m	9'12" x 7'0"
Kitchen	3.100m x 3.005m	10'2" x 9'10"
Dining Area	3.840m x 3.415m	12'7" x 11'2"
Living Room	5.209m x 5.200m	17'1" x 17'1"
Master Bedroom	4.097m x 3.232m	13'5" x 10'7"
Bedroom 2	3.364m x 3.068m	11'1" x 10'1"
Bedroom 3	3.159m x 2.321m	10'4" x 7'7"

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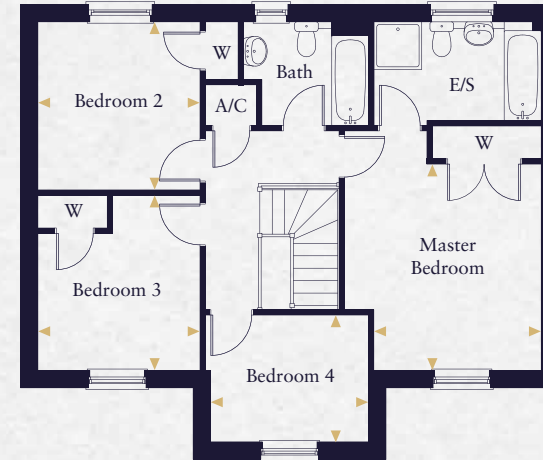
The Holly

Computer generated image indicative only*. External finishes and appearance will vary.

The Holly



Ground Floor



First Floor

Kitchen/Dining Area	5.690m x 4.305m	18'8" x 14'1"
Living Room	6.585m x 3.670m	21'7" x 12'0"
Study	3.118m x 2.180m	10'2" x 7'2"
Master Bedroom	3.897m x 3.720m	12'9" x 12'2"
Bedroom 2	3.175m x 3.062m	10'5" x 10'0"
Bedroom 3	3.310m x 3.062m	10'10" x 10'0"
Bedroom 4	3.985m x 2.395m	9'9" x 7'10"

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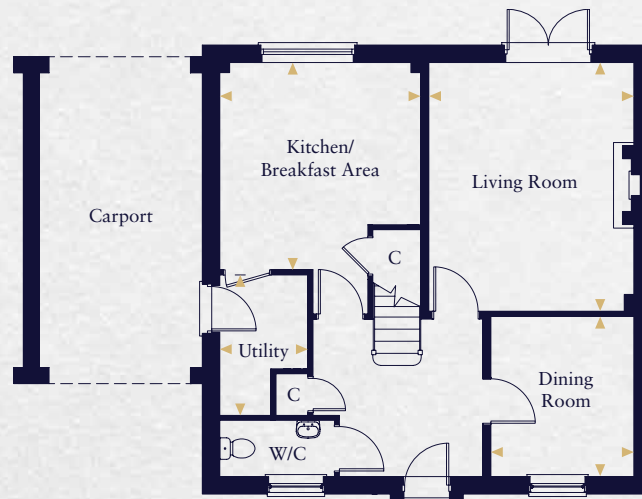
HOPKINS
HOMES



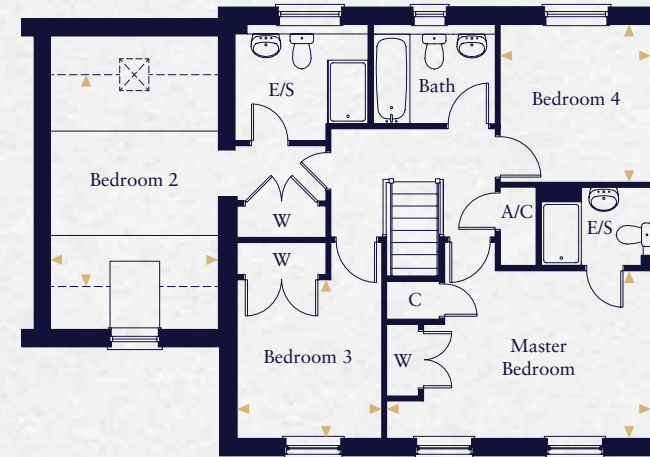
The Maple

Computer generated image indicative only*. External finishes and appearance will vary.

The Maple



Ground Floor



First Floor

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Utility	2.654m x 1.667m	8'8" x 5'6"
Living Room	4.697m x 3.872m	15'5" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Master Bedroom	4.997m x 3.174m	16'5" x 10'5"
Bedroom 2	4.060m x 3.111m	13'2" x 10'2"
Bedroom 3	3.017m x 2.730m	9'11" x 8'11"
Bedroom 4	2.982m x 2.850m	9'9" x 9'4"

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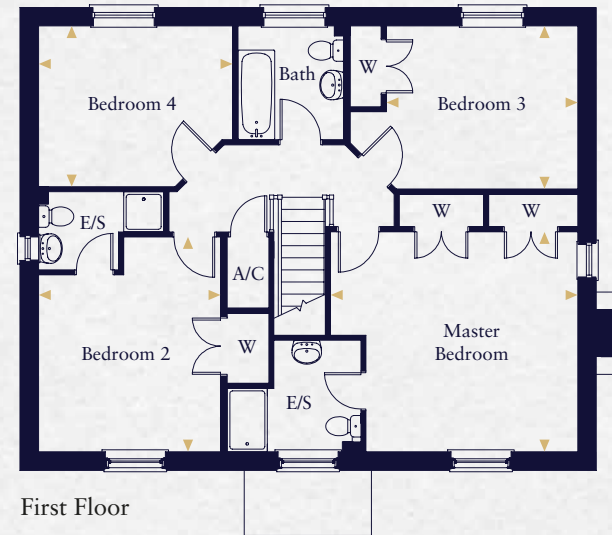
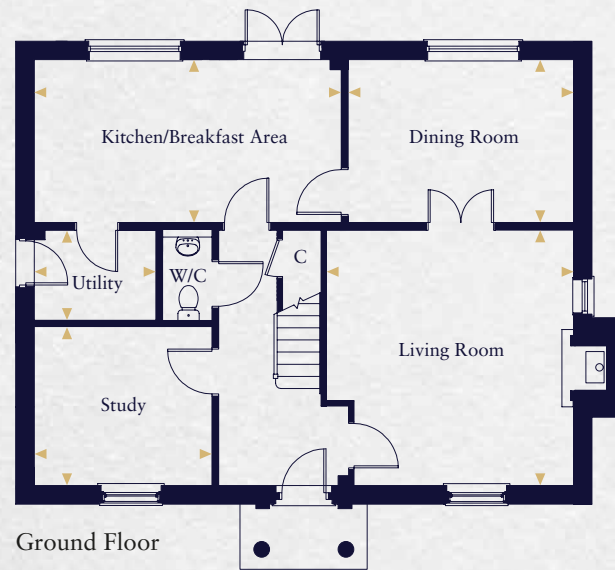
HOPKINS
HOMES



The Elm

Computer generated image indicative only*. External finishes and appearance will vary.

The Elm



Kitchen/Breakfast Area	5.800m x 3.075m	19'0" x 10'1"
Utility	2.235m x 1.780m	7'4" x 5'9"
Living Room	4.823m x 4.668m	15'9" x 15'3"
Dining Room	4.255m x 3.075m	13'11" x 10'1"
Study	3.355m x 2.942m	11'0" x 9'7"
Master Bedroom	4.670m x 4.160m	15'3" x 13'7"
Bedroom 2	4.060m x 3.425m	13'3" x 11'2"
Bedroom 3	3.618m x 3.083m	11'10" x 10'1"
Bedroom 4	3.670m x 3.038m	12'0" x 9'11"

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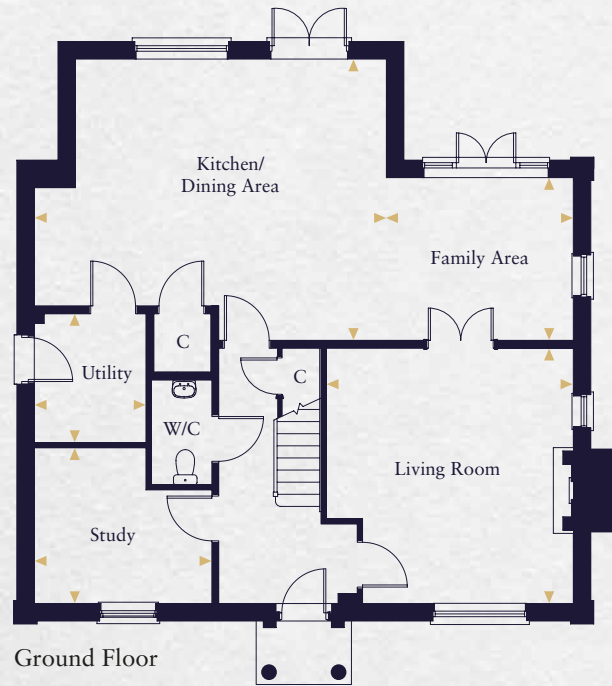
HOPKINS
HOMES



The Blackthorn

Computer generated image indicative only*. External finishes and appearance will vary.

The Blackthorn



Kitchen/Dining Area	6.650m x 4.663m	21'9" x 15'3"
Family Area	3.530m x 3.075m	11'7" x 10'1"
Utility	2.432m x 2.110m	8'0" x 6'11"
Living Room	4.823m x 4.668m	15'9" x 15'3"
Study	3.355m x 2.942m	11'0" x 9'7"
Master Bedroom	4.670m x 3.975m	15'3" x 13'0"
Bedroom 2	4.038m x 3.627m	13'3" x 11'10"
Bedroom 3	3.760m x 3.610m	12'4" x 11'10"
Bedroom 4	3.437m x 3.083m	11'3" x 10'1"

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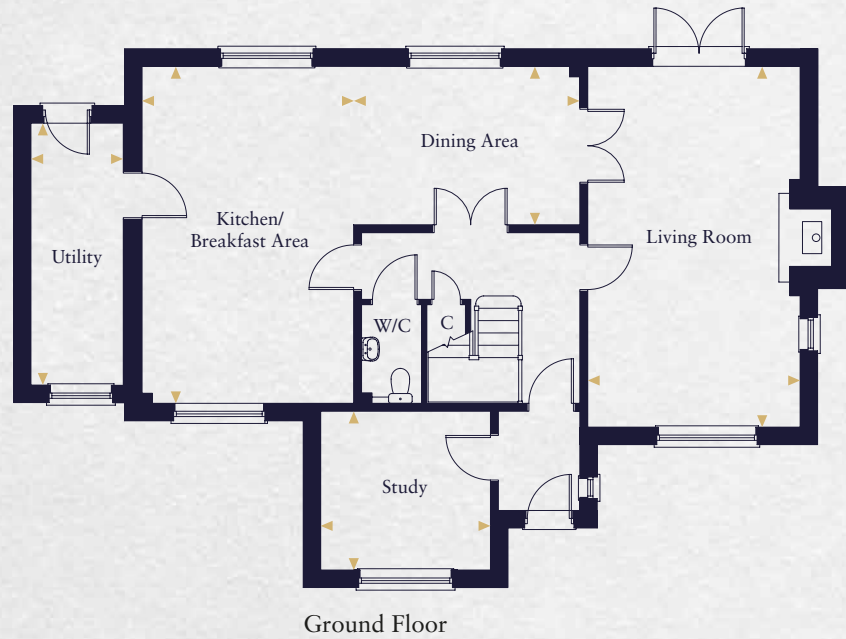
HOPKINS
HOMES



The Pine

Computer generated image indicative only*. External finishes and appearance will vary.

The Pine



Kitchen/Breakfast Area	6.359m x 3.997m	20'10" x 13'1"
Utility	4.896m x 1.782m	16'1" x 5'10"
Dining Area	4.274m x 2.985m	14'0" x 9'9"
Living Room	6.809m x 4.013m	22'4" x 13'2"
Study	3.208m x 3.000m	10'6" x 9'10"
Master Bedroom	4.136m x 3.561m	13'6" x 11'8"
Bedroom 2	4.013m x 3.291m	13'2" x 10'9"
Bedroom 3	4.013m x 2.723m	13'2" x 8'11"
Bedroom 4	3.208m x 3.000m	10'6" x 9'10"
Bedroom 5	2.275m x 2.110m	7'5" x 6'11"

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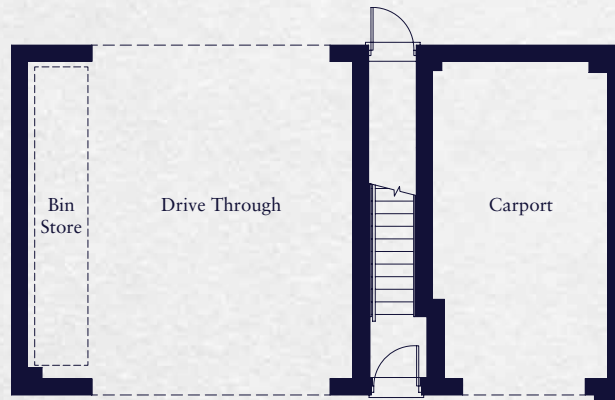
HOPKINS
HOMES



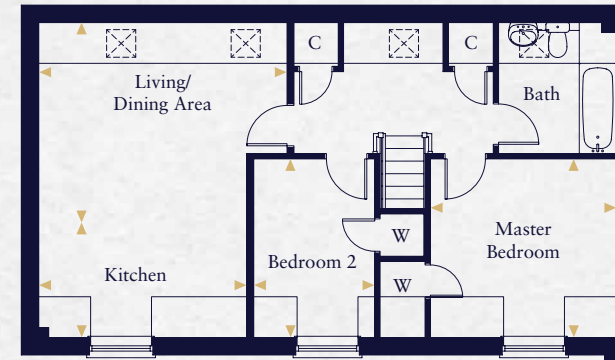
The Beech

Computer generated image indicative only*. External finishes and appearance will vary.

The Beech



Ground Floor



First Floor

Kitchen	3.931m x 2.025m	17'8" x 8'8"
Living/Dining Area	4.691m x 3.925m	15'5" x 12'10"
Master Bedroom	3.514m x 3.375m	11'6" x 11'1"
Bedroom 2	3.354m x 2.287m	11'0" x 7'6"

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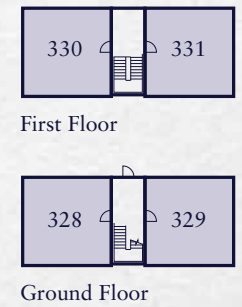
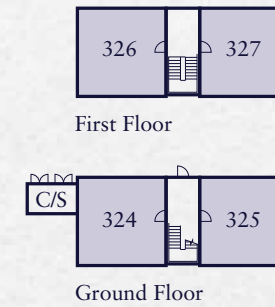
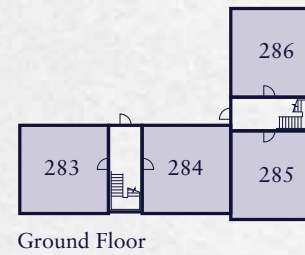
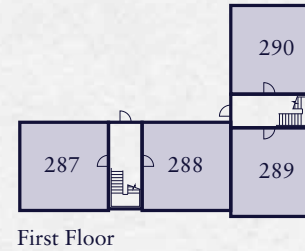
HOPKINS
HOMES



The Hazel

Computer generated image indicative only*. External finishes and appearance will vary.

The Hazel



Kitchen	3.290m x 2.700m	10'10" x 8'10"
Living/Dining Area	4.068m x 3.290m	13'4" x 10'10"
Master Bedroom	4.376m x 3.383m	14'4" x 11'1"

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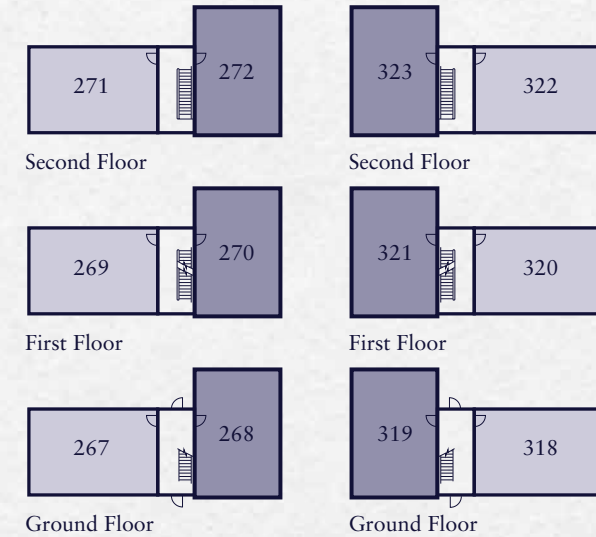
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The Buckthorn

Computer generated image indicative only*. External finishes and appearance will vary.

The Buckthorn



Kitchen/Dining Area	5.395m x 2.805m	17'8" x 9'2"
Living Room	4.692m x 3.331m	15'5" x 10'11"
Master Bedroom	3.978m x 3.331m	13'1" x 10'11"
Bedroom 2	4.044m x 3.110m	13'3" x 10'2"

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The Chestnut

Computer generated image indicative only*. External finishes and appearance will vary.

The Chestnut



Kitchen/Dining Area	5.573m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'3" x 6'5"
Living Room	5.572m x 3.309m	18'3" x 10'10"
Master Bedroom	3.420m x 3.375m	11'3" x 11'1"
Bedroom 2	3.982m x 3.110m	13'1" x 10'2"
Bedroom 3	3.375m x 3.005m	11'1" x 9'10"
Bedroom 4	3.060m x 2.103m	10'1" x 6'11"

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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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