



HOPKINS
HOMES



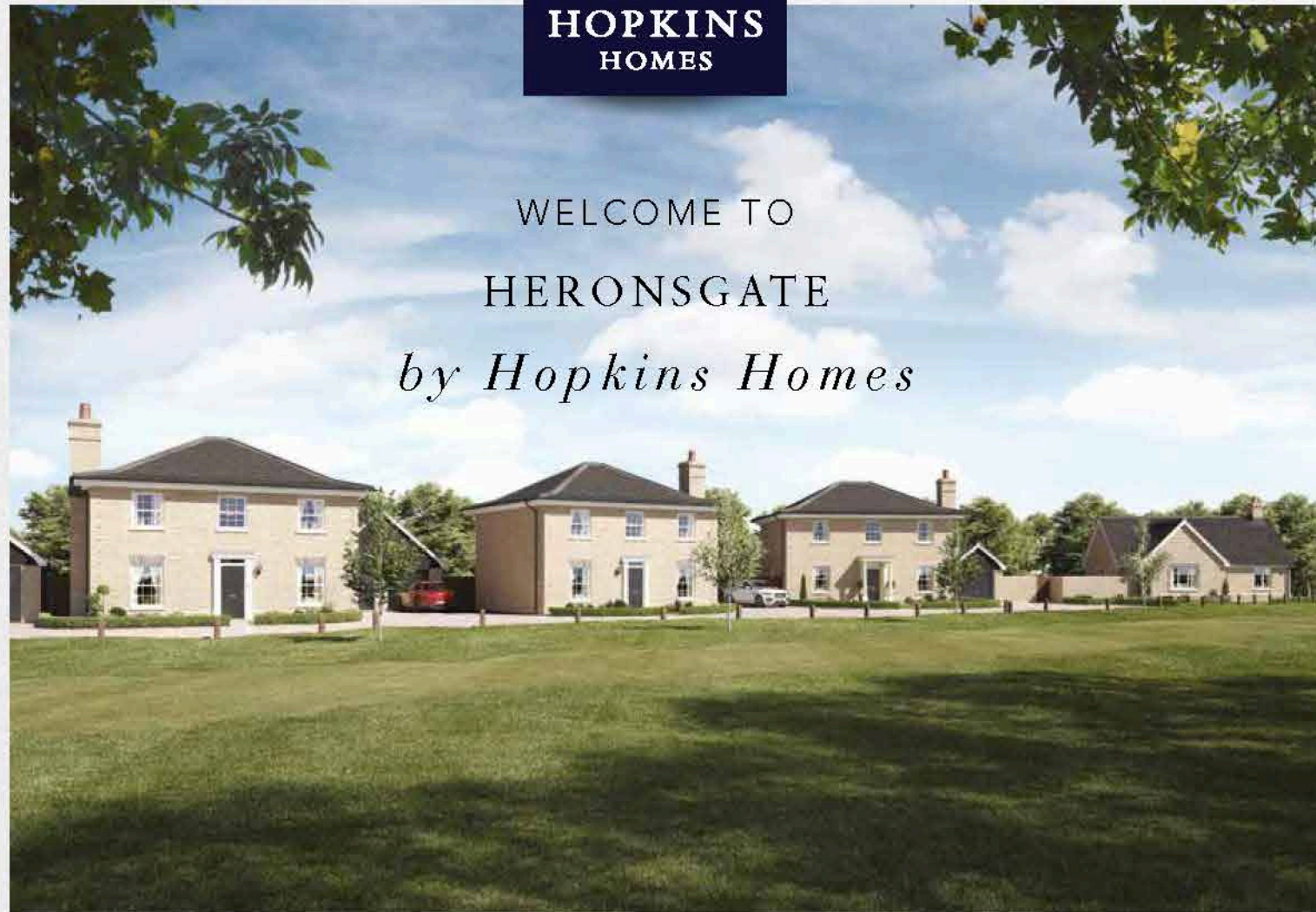
HERONSGATE

Blofield • Norfolk

Traditionally designed 1, 2, 3 & 4 bedroom homes



WELCOME TO
HERONSGATE
by Hopkins Homes



Computer generated image of properties at Heronsgate. Indicative only. External finishes likely to vary.



Photographs depict previous Hopkins Homes developments.



Heronsgate is an exciting collection of new homes located in the idyllic village of Blofield just 15 minutes drive away from the bustling city of Norwich.

There's a home for everyone at Heronsgate with properties ranging from a one bedroom apartment to four bedroom traditional houses. So whether you're a young professional, growing family or looking to downsize, these homes have been intelligently designed and finished to a high specification for today's discerning buyer.

James Hopkins

Executive Chairman and founder of Hopkins Homes



A tradition of excellence

At Hopkins Homes we strive to create properties that you will be proud to come home to every day and long into the future.



This exciting collection of homes more than live up to Hopkins Homes' enviable reputation for creating exquisite properties that stand out from the crowd. The homes at Heronsgate have been crafted by our skilled tradesmen and combine traditional techniques with modern technology and materials to create classic homes for stylish living.

Our award-winning designs have been enjoyed by thousands of discerning homeowners and have been recognised by many industry experts over the years. The homes at Heronsgate are no exception to this; meticulously designed to complement and enhance this idyllic location.

Photograph depict previous Hopkins developments.

"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



"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



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

Hot Property



Norwich



Norwich



Kings Head, Blofield



Sea Palling



Gulfra Brundall Marina



Blofield

City connections meet country charm

Heronsgate is set within the charming village of Blofield and is surrounded by the lush greens of the Norfolk countryside. This picturesque setting is not only spectacularly beautiful and wonderfully serene, but it also has all the essentials on its doorstep and the city of Norwich within easy reach.

Blofield is a well-appointed village with a local Post Office, shop and doctor's surgery to take care of the everyday necessities, while a local farm shop provides fresh produce. Within the village there is also Blofield Primary School, a beauty spa, hair salon and florist whilst the Kings Head is a welcoming country pub offering an East meets West experience through their extensive Thai cuisine served alongside traditional fayre. The Kings Head also provides a takeaway service or, there is the Blofield Fish and Chip shop, if a fish supper is on your menu.

The village benefits from a great sense of community through its local football club, tennis courts and numerous activities that take place at the Margaret Harker Hall.

The Blofield Courthouse also offers excellent entertainment in the form of regular film screenings and jazz evenings. Add to this a golf course just across the road and the nearby River Yare opening up a gateway to the splendid Norfolk Broads.

For those seeking a little more choice, Heronsgate is also perfectly located for access to all the delights of the City of Norwich. From bustling markets, antiques and curiosities, to the biggest high street names, independent boutiques and renowned gourmet restaurants, Norwich has everything you could need, all just 15 minutes drive away.

The nearby A47 offers direct road connections into the heart of Norwich to the west or travel east to the glorious beaches of East Norfolk including the award-winning sands of Sea Palling. The nearest train station is located just over a mile away in the neighbouring village of Brundall offering a regular service into Norwich in around 10 minutes and a journey time of a little over 2 hours into London Liverpool Street.

HERONSGATE by HOPKINS HOMES

Photographs depict previous Hopkins developments.

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.

Award-winning Hopkins Homes

Our commitment to excellent style, design and quality has been recognised with 60 national and local awards won to date.

2018

- Sunday Times Grant Thornton Top Track 250
- London Stock Exchange Group 1000 companies to Inspire Britain

2017

- What House? Gold Award Best Medium Housebuilder
- What House? Silver Award Best Regeneration Prospect Place, Framlingham
- Broadland Design Award, Certificate of Merit St George's Place, Sprowston

2016

- NHBC Seal of Excellence Award Oliver's Grove, Stanway
- NHBC Pride in the Job Award Grove Park, Barrow & Oliver's Grove, Stanway

2015

- Sunday Times British Homes Awards Best Development St Michael's Place & Bure Place, Aylsham
- Housebuilder Awards Best Refurbishment Bure Place, Aylsham
- What House? Awards Best Development St Michael's Place & Bure Place, Aylsham
- LABC Building Excellence Awards The Water Tower, Bure Place, Aylsham
- NHBC Pride in the Job Award Grove Park, Barrow

2014

- NHBC Seal of Excellence Award St Andrew's Place, Kilverstone
- NHBC Pride in the Job Award St Andrew's Place, Kilverstone
- Building Excellence Awards Best New Housing Development Scholars' Quarter, Norwich, Finalist

2013

- NHBC Pride in the Job Award Eastgate Rise, Bury St Edmunds
- NHBC Pride in the Job Award St Andrew's Place, Kilverstone

2012

- Housing Design Awards Completed Project Winner Tibby's Triangle, Southwold
- NHBC Pride in the Job Award Scholars' Quarter, Norwich
- NHBC Pride in the Job Award The Martellos, Felixstowe
- NHBC Pride in the Job Award Miller's Tye, Soham

2011

- What House? Gold Award Best Brownfield Development Tibby's Triangle, Southwold
- NHBC Seal of Excellence Award Bell's Grange, Bocking
- NHBC Pride in the Job Award Bell's Grange, Bocking
- NHBC Pride in the Job Award Fairfield Park, Costessey
- Norwich Society Design Award Scholars' Quarter, Norwich

2010

- NHBC Seal of Excellence Award Fairfield Park, Costessey
- NHBC Pride in the Job Award Fairfield Park, Costessey
- NHBC Pride in the Job Award Albany Place, Ipswich

2009

- What House? Bronze Award
- What House? Bronze Award Best Renovation
- NHBC Seal of Excellence Award

2008

- Housing Design Awards Best Project
- NHBC Pride in the Job Award
- NHBC Eastern Regional Award Medium Sized Builder
- What House? Bronze Award
- What House? Bronze Award Best Development

2007

- Ernst & Young Arts and Business East Employees Award
- NHBC Pride in the Job Award
- Norwich Society Commendation
- Norwich Society Honourable Mention



A specification of the highest quality

Kitchens

- Choice of kitchen cupboards and worktops*
- Oven, hob and cooker hood fitted as standard
- Plumbing for washing machine and dishwasher where possible
- Choice of wall tiles from our selected range*
- Choice of floor tiles from our selected range*

Electrical

- Double socket outlets throughout
- Outside lighting to front and rear on certain plots
- TV points to living room and all bedrooms
- Telephone points to living room, study and all bedrooms

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

Carpentry

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

Ceilings

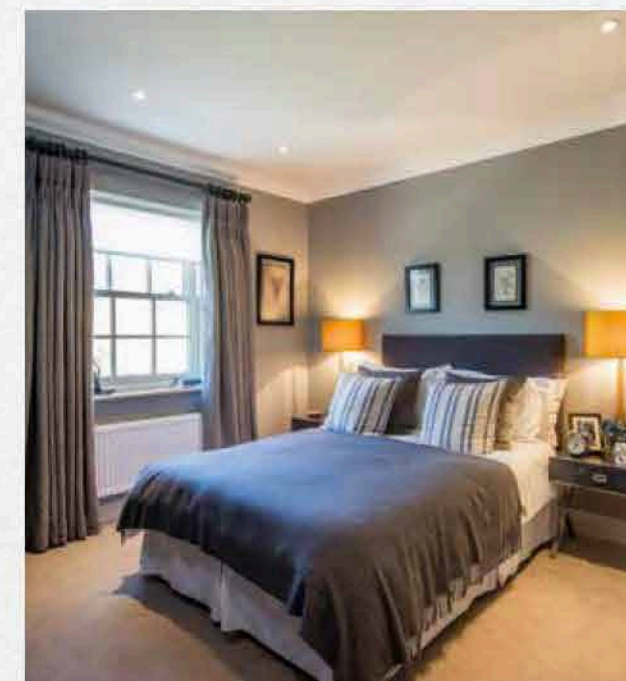
- Ceilings smooth throughout with coved cornicing where possible

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*

Other items

- Loft light where applicable
- Panel fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable



























* Choice available subject to stage of construction. This specification is only meant as a guide, some items may vary from plot to plot. Please check with Sales Consultant for further details. Photographs depict previous Hopkins Homes developments.

DEVELOPMENT LAYOUT

At Heronsgate you'll find a comprehensive range of stylish family homes boasting from one to four bedrooms and spacious open plan living accommodation ideal for entertaining or relaxing.



- | | |
|--|---|
|  The Sparrow
Plot 1 |  The Kestrel
Plots 54 & 55(h) |
|  The Robin
Plots 2, 5(h), 46, 56 & 104(h) |  The Carrion
Plots 58, 59(h) & 156(h) |
|  The Wren
Plot 3 |  The Siskin
Plots 97, 98, 99, 101, 102, 103, 114, 115, 116 & 117 |
|  The Wagtail
Plots 4, 7, 10(h), 17, 18, 19(h), 24(h), 25(h), 26, 49, 50(h), 107(h), 132, 135(h), 136, 137, 141 & 142(h) |  The Warbler
Plot 100 |
|  The Goldcrest
Plots 6, 37, 40 & 41(h) |  The Dunlin
Plots 110, 111(h), 112(h) & 113(h) |
|  The Fulmar
Plots 8, 9(h), 47, 52(h), 133 & 134(h) |  The Chaffinch
Plots 121, 122(h), 123 & 124(h) |
|  The Jay
Plots 48(h), 51, 118, 119, 120, 125(h), 126(h), 127(h), 129, 130 & 131 |  The Egret
Plots 138, 139(h), 140 & 155 |
|  The Starling
Plots 11 & 14(h) |  The Wryneck
Plots 45, 57, 105(h), 106 & 108(h) |
|  The Partridge
Plots 12 & 13 |  The Swift
Plots 38, 39 & 42(h) |
|  The Merlin
Plots 15, 20(h) & 36(h) |  The Moorhen Apartments
Plots 158 - 163 |
|  The Dove
Plots 16, 53(h), 109 & 128 |  Affordable Housing |
|  The Tern
Plots 21, 22 & 23 |  Approximate location of landscaping mounds |
|  The Dunnock
Plots 27, 28, 35(h) & 60 |  C/S Cycle Store |
|  The Redstart
Plots 43 & 44(h) |  B/S Bin Store |
|  The Harrier
Plots 157 | |

The Sparrow

Plot 1



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

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"

— Indicates reduced head height - - - Indicates a reduced head height below 1.5m **Dummy window



The Robin

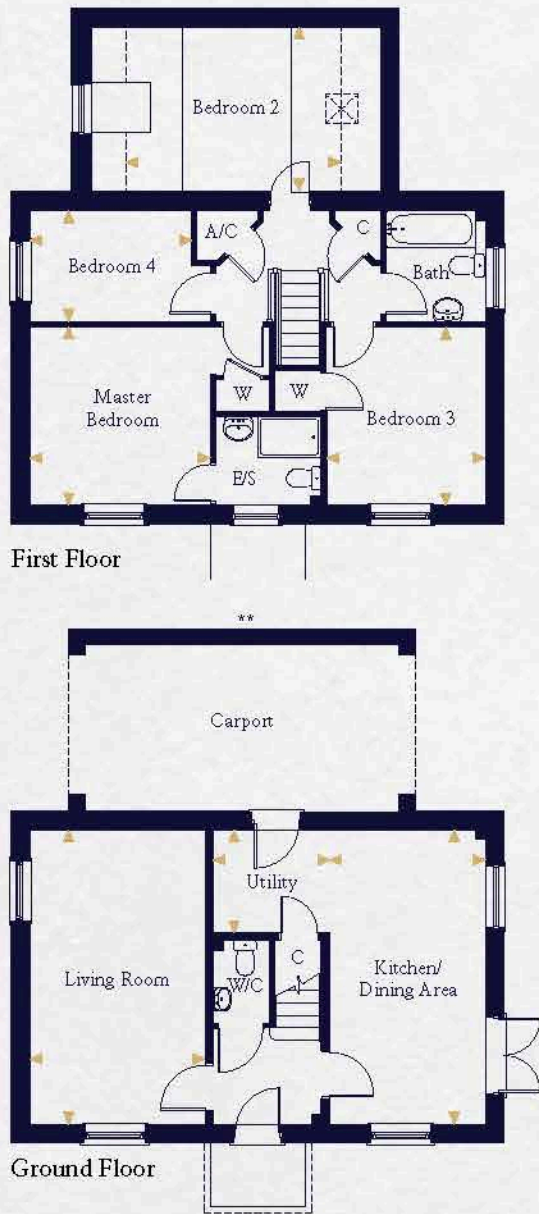
Plots 2, 5(h), 46, 56 & 104(h)



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

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"

— Indicates reduced head height - - - Indicates a reduced head height below 1.5m ☒ Velux Window
**Plot 2 does not have separating wall to carport.



The Wren

Plot 3



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

Kitchen	3.425m x 2.400m	11'3" x 7'11"
Living/Dining Area	4.550m x 4.153m	14'11" x 13'8"
Bedroom	3.755m x 3.334m	12'4" x 10'11"

— Indicates reduced head height



First Floor



Ground Floor

The Wagtail

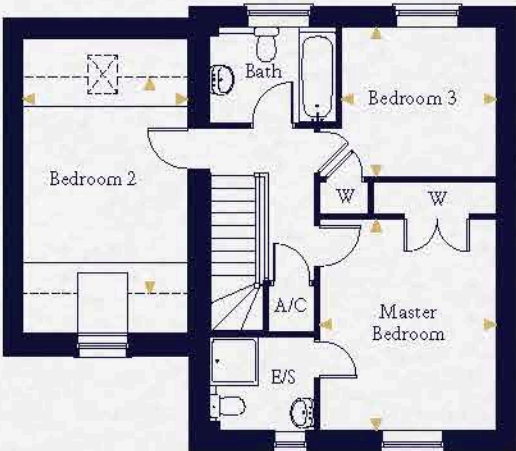
Plots 4, 7, 10(h), 17, 18, 19(h), 24(h), 25(h), 26, 49, 50(h), 107(h), 132, 135(h), 136, 137(h), 141 & 142(h)



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

Kitchen/Dining Area	5.395m x 2.820m	17'8" x 9'3"
Living Room	4.682m x 3.331m	15'4" x 10'11"
Master Bedroom	3.979m x 3.331m	13'1" x 10'11"
Bedroom 2	4.062m x 3.110m	13'4" x 10'2"
Bedroom 3	2.928m x 2.824m	9'7" x 9'3"

— Indicates reduced head height - - - Indicates a reduced head height below 1.5m ☒ Velux Window



First Floor



Ground Floor



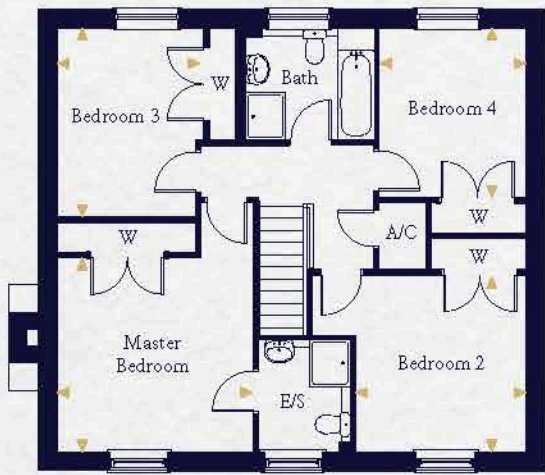
Computer generated image indicative only*. External finishes and appearance likely to vary.



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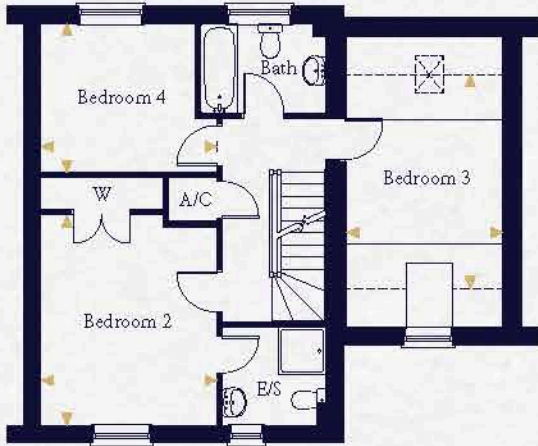
Ground Floor



First Floor



Ground Floor



First Floor



Second Floor

The Goldcrest

Plots 6, 37, 40 & 41(h)

Kitchen/Dining Area	8.948m x 3.199m	29'4" x 10'6"	Master Bedroom	3.716m x 3.680m	12'2" x 12'1"
Utility	2.268m x 1.650m	7'5" x 5'5"	Bedroom 2	3.348m x 3.262m	11'0" x 10'8"
Living Room	4.698m x 3.715m	15'4" x 12'2"	Bedroom 3	3.572m x 2.785m	11'9" x 9'2"
Study	2.987m x 2.949m	9'10" x 9'8"	Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

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The Fulmar

Plots 8, 9(h), 47, 52(h), 133 & 134(h)

Kitchen/Dining Area	5.395m x 2.365m	17'8" x 7'10"	Master Bedroom	4.331m x 2.993m	14'3" x 9'10"
Living Room	4.868m x 3.263m	16'0" x 10'8"	Bedroom 2	3.979m x 3.335m	13'1" x 10'11"
			Bedroom 3	4.062m x 3.110m	13'4" x 10'2"
			Bedroom 4	2.928m x 2.824m	9'7" x 9'3"

— Indicates reduced head height --- Indicates a reduced head height below 1.5m ☒ Velux Window

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The Jay

Plots 48(h), 51, 118, 119, 120, 125(h), 126(h), 127(h), 129, 130 & 131

Kitchen/Dining Area	5.395m x 2.620m	17'8" x 8'7"	Bedroom 2	4.687m x 3.287m	15'4" x 10'9"
Living Room	4.483m x 3.310m	14'8" x 10'10"	Bedroom 3	3.220m x 2.720m	10'7" x 8'11"
			Master Bedroom	3.375m x 4.168m	13'8" x 11'1"

The Starling

Plots 11 & 14(h)

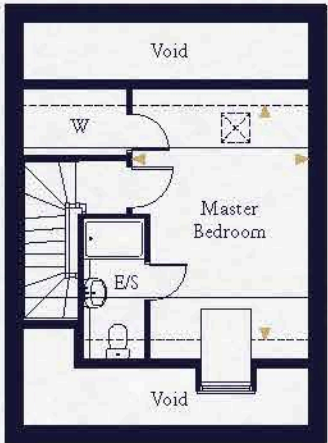
Kitchen/Dining Area	5.848m x 2.620m	19'2" x 8'7"	Kitchen/Dining Area	5.848m x 2.620m	19'2" x 8'7"
Living Room	4.883m x 3.390m	16'0" x 11'1"	Living Room	4.883m x 4.282m	16'0" x 14'1"
Bedroom 2	3.878m x 3.287m	12'9" x 10'9"	Bedroom 2	4.496m x 3.287m	14'9" x 10'9"
Bedroom 3	3.690m x 2.720m	12'1" x 8'11"	Bedroom 3	3.690m x 2.720m	12'1" x 8'11"
Master Bedroom	4.168m x 4.079m	13'8" x 13'5"	Master Bedroom	4.168m x 4.079m	13'8" x 13'5"

The Partridge

Plots 12 & 13(h)

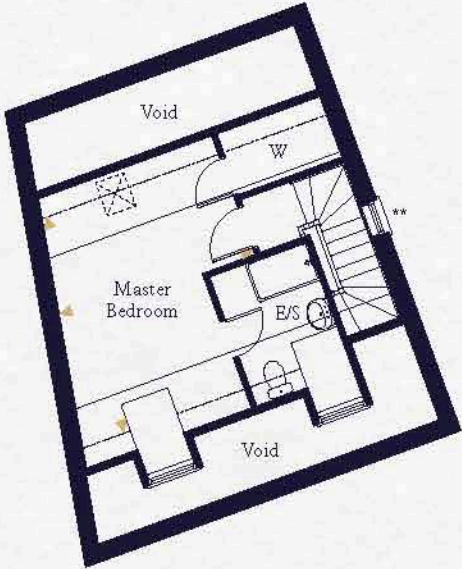
Kitchen/Dining Area	5.848m x 2.620m	19'2" x 8'7"	Kitchen/Dining Area	5.848m x 2.620m	19'2" x 8'7"
Living Room	4.883m x 3.390m	16'0" x 11'1"	Living Room	4.883m x 4.282m	16'0" x 14'1"
Bedroom 2	3.878m x 3.287m	12'9" x 10'9"	Bedroom 2	4.496m x 3.287m	14'9" x 10'9"
Bedroom 3	3.690m x 2.720m	12'1" x 8'11"	Bedroom 3	3.690m x 2.720m	12'1" x 8'11"
Master Bedroom	4.168m x 4.079m	13'8" x 13'5"	Master Bedroom	4.168m x 4.079m	13'8" x 13'5"

The Jay



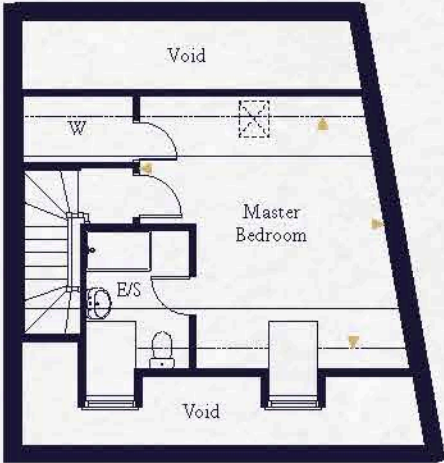
Second Floor

The Starling

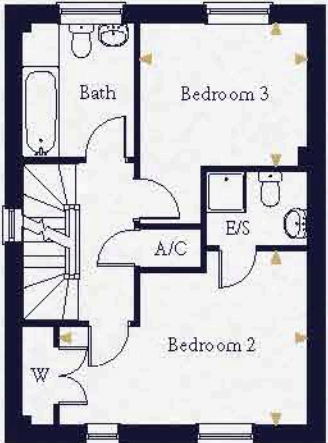


Second Floor

The Partridge



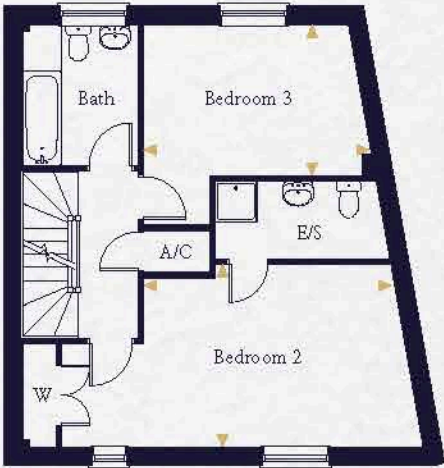
Second Floor



First Floor



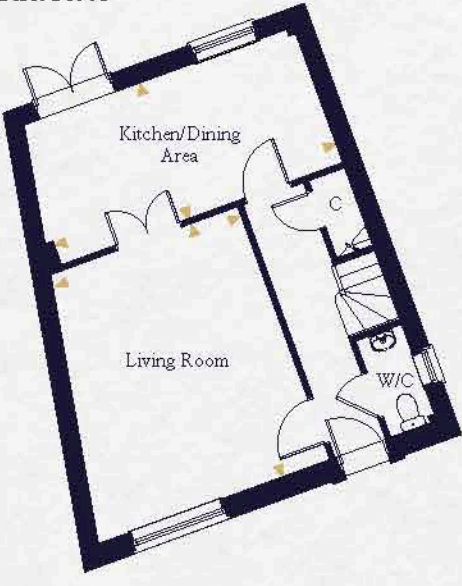
First Floor



First Floor



Ground Floor



Ground Floor



Ground Floor

— Indicates reduced head height --- Indicates a reduced head height below 1.5m ☒ Velux Window **Stairwell window to plot 14 only.

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Ground Floor



First Floor

The Merlin

Plots 15, 20(h) & 36(h)

Kitchen/Dining Area	6.940m x 4.015m	22'9" x 13'2"
Living Room	4.730m x 4.595m	15'6" x 15'1"
Study	3.335m x 3.240m	10'11" x 10'8"

Master Bedroom	4.015m x 3.468m	13'2" x 11'5"
Bedroom 2	4.595m x 3.040m	15'1" x 10'0"
Bedroom 3	2.584m x 2.385m	8'6" x 7'10"
Bedroom 4	3.335m x 3.247m	10'11" x 10'8"

— Indicates reduced head height.

The Dove

Plots 16, 53(h), 109 & 128



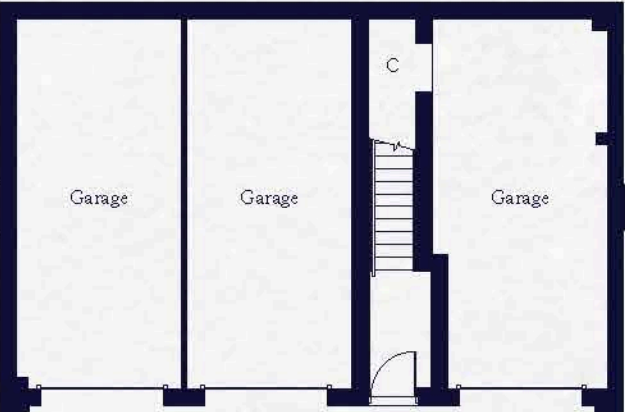
Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen	4.142m x 2.400m	13'7" x 7'5"
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"

— Indicates reduced head height. ☒ Velux Window



First Floor



Ground Floor

The Tern

Plots 21, 22 & 23

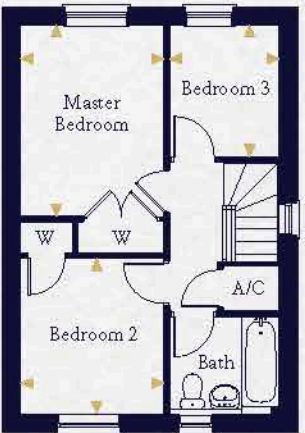


Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen	2.755m x 2.474m	9'1" x 8'1"
Living/Dining Area	4.899m x 4.525m	16'1" x 14'10"
Master Bedroom	3.625m x 2.726m	11'11" x 8'11"
Bedroom 2	2.960m x 2.726m	9'9" x 8'11"
Bedroom 3	2.497m x 2.083m	8'2" x 6'10"



Ground Floor



First Floor



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



Ground Floor



First Floor

The Dunnock

Plots 27, 28, 35(h) & 60

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"	Master Bedroom	4.260m x 3.174m	14'0" x 10'5"
Utility	2.654m x 1.663m	8'9" x 5'6"	Bedroom 2	2.913m x 2.850m	9'7" x 9'4"
Living Room	4.698m x 3.873m	15'5" x 12'9"	Bedroom 3	3.300m x 2.743m	10'10" x 9'0"
Study	3.029m x 2.700m	9'11" x 8'10"	Bedroom 4	3.037m x 2.474m	10'0" x 8'1"

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The Redstart

Plots 43 & 44(h)



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

Kitchen	2.755m x 2.755m	9'0" x 9'0"
Living/Dining Area	5.675m x 3.963m	18'7" x 13'0"
Master Bedroom	4.275m x 3.235m	14'0" x 10'9"
Bedroom 2	3.515m x 2.625m	11'6" x 8'7"



The Harrier

Plot 157

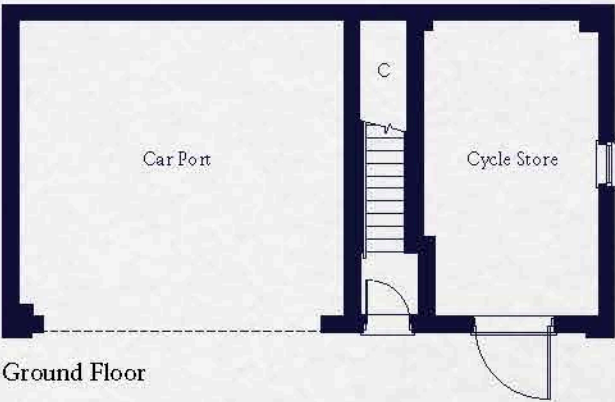


Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen	2.400m x 3.930m	7'10" x 12'11"
Living/Dining Area	4.691m x 3.550m	15'5" x 11'8"
Master Bedroom	3.395m x 2.395m	11'2" x 7'10"
Bedroom 2	2.298m x 3.798m	12'6" x 7'6"



First Floor



Ground Floor

Indicates reduced head height

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The Kestrel

Plots 54 & 55(h)



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

Kitchen	3.500m x 2.900m	11'6" x 9'6"
Living/Dining Area	5.435m x 3.293m	17'10" x 10'10"
Master Bedroom	5.015m x 3.293m	16'5" x 10'10"
Bedroom 2	2.800m x 2.752m	9'2" x 9'0"



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

The Carrion

Plots 58, 59(h) & 156(h)



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

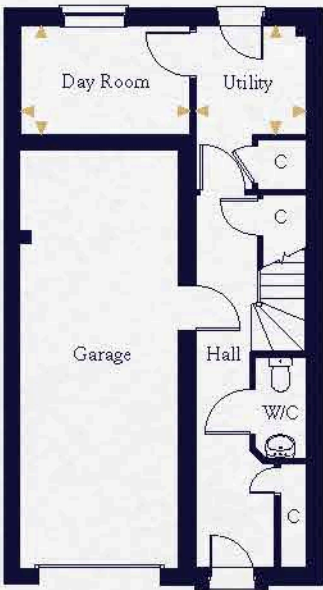
Kitchen/Dining Area	5.395m x 2.720m	17'8" x 8'11"
Living Room	4.782m x 3.331m	15'8" x 10'11"
Master Bedroom	3.628m x 3.141m	11'11" x 10'4"
Bedroom 2	3.141m x 2.905m	10'4" x 9'6"
Bedroom 3	2.721m x 2.160m	8'11" x 7'1"



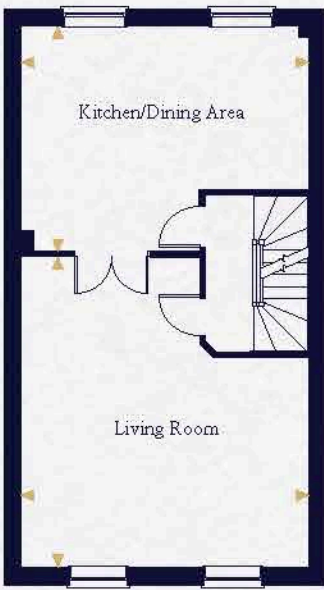
First Floor



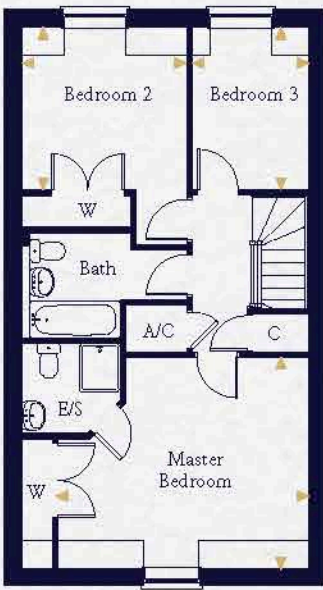
Ground Floor



Ground Floor



First Floor



Second Floor

The Siskin

Plots 97, 98, 99, 101, 102, 103, 114, 115, 116 & 117

Day Room	3.180m x 2.092m	10'5" x 6'10"	Master Bedroom	4.755m x 3.114m	15'7" x 10'3"
Utility	2.135m x 2.115m	7'0" x 6'11"	Bedroom 2	4.348m x 3.114m	14'3" x 10'3"
Kitchen/Dining Area	3.114m x 2.030m	10'3" x 6'8"	Bedroom 3	3.114m x 2.120m	10'3" x 7'0"
Living Room	5.415m x 5.159m	17'9" x 16'11"			

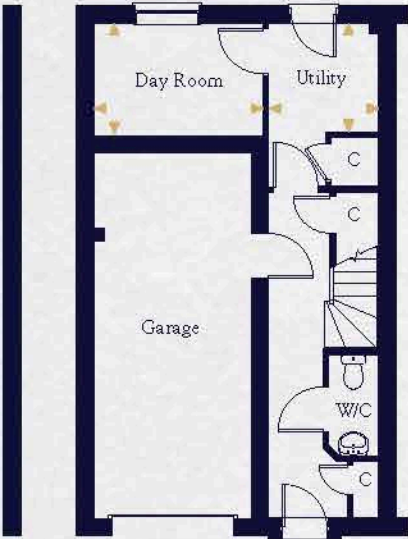
— Indicates reduced head height



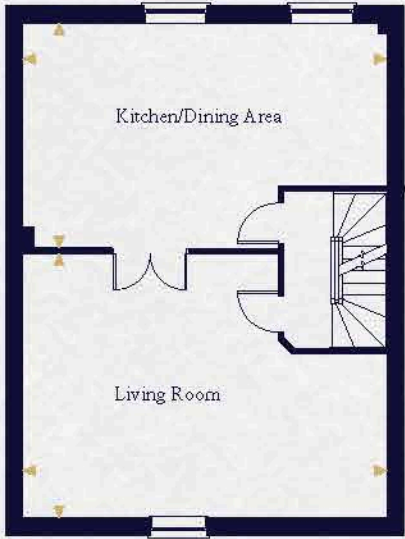
Computer generated image indicative only*. External finishes and appearance likely to vary.



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



Ground Floor



First Floor



Second Floor

The Warbler

Plot 100

Day Room	3.180m x 2.092m	10'5" x 6'10"	Master Bedroom	6.284m x 3.114m	20'7" x 10'3"
Utility	2.135m x 2.115m	7'0" x 6'11"	Bedroom 2	4.347m x 3.114m	14'3" x 10'3"
Kitchen/Dining Area	6.920m x 4.138m	22'8" x 13'7"	Bedroom 3	3.114m x 2.472m	10'3" x 8'1"
Living Room	6.920m x 5.159m	22'8" x 16'11"			

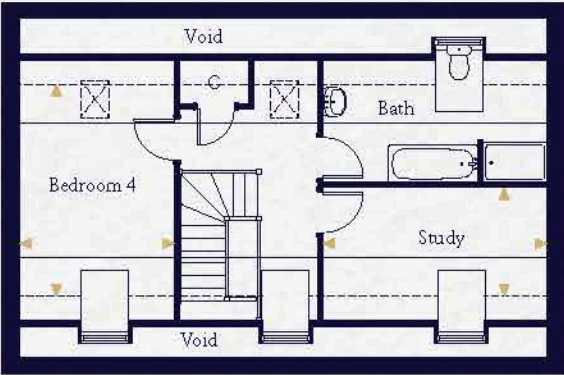
— Indicates reduced head height.

The Dunlin

Plots 110, 111(h), 112(h) & 113(h)

Kitchen	4.014m x 3.860m	13'2" x 12'8"
Dining Area	2.885m x 2.391m	9'6" x 7'10"
Utility	2.919m x 1.660m	9'7" x 5'5"
Living Room	6.355m x 4.200m	20'10" x 13'9"
Master Bedroom	4.095m x 2.885m	13'5" x 9'6"
Bedroom 2	4.230m x 3.128m	13'11" x 10'3"
Bedroom 3	3.190m x 3.128m	10'6" x 10'3"
Bedroom 4	4.002m x 2.935m	13'2" x 9'8"
Study	3.061m x 2.103m	10'1" x 6'11"

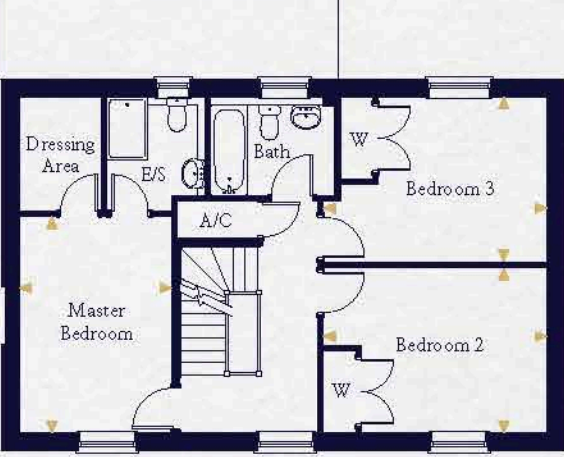
— Indicates reduced head height. --- Indicates a reduced head height below 1.5m
☒ Velux Window **Dummy window



Second Floor



Ground Floor



First Floor

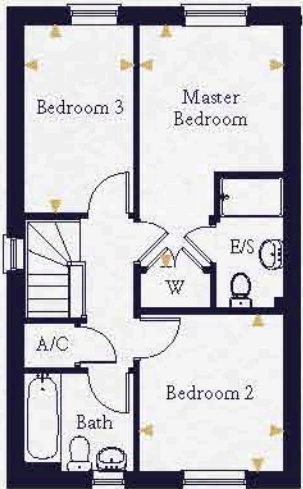
The Chaffinch

Plots 121, 122(h), 123 & 124(h)

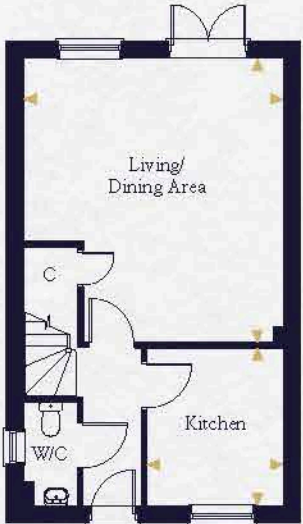


Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen	2.983m x 2.563m	9'4" x 8'5"
Living/Dining Area	5.373m x 4.900m	17'8" x 16'1"
Master Bedroom	4.523m x 2.643m	14'10" x 8'8"
Bedroom 2	3.088m x 2.643m	10'2" x 8'8"
Bedroom 3	3.473m x 2.163m	11'5" x 7'1"



First Floor



Ground Floor



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

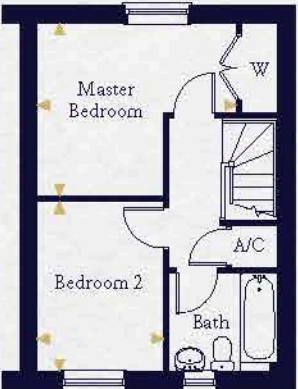
The Egret

Plots 138, 139(h), 140 & 155

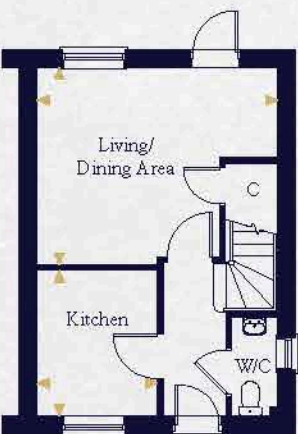


Computer generated image indicative only*. External finishes and appearance likely to vary.

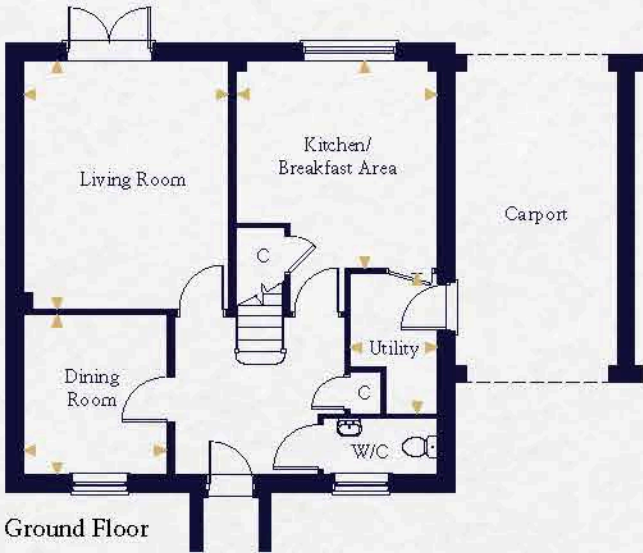
Kitchen	2.753m x 2.285m	9'0" x 7'6"
Living/Dining Area	4.547m x 3.731m	14'11" x 12'3"
Master Bedroom	3.772m x 3.271m	12'5" x 10'9"
Bedroom 2	2.390m x 3.213m	10'7" x 10'10"



First Floor



Ground Floor



Ground Floor



First Floor

The Wryneck

Plots 45, 57, 105(h), 106 & 108(h)

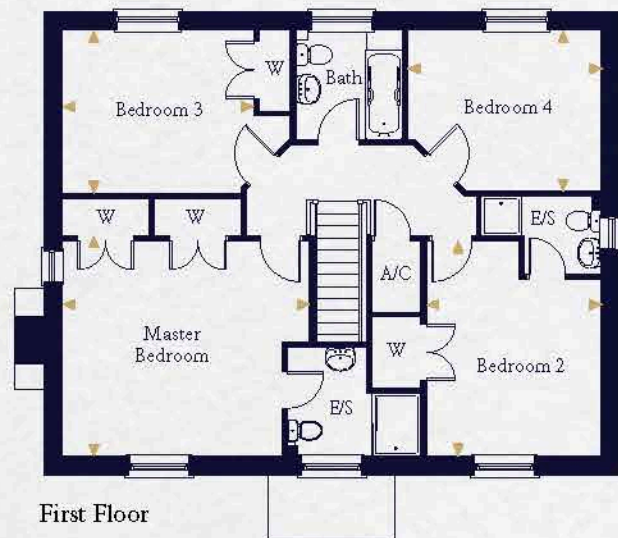
Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Utility	2.654m x 1.667m	8'8" x 5'6"
Living Room	4.698m x 3.873m	15'4" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"

Master Bedroom	4.997m x 3.174m	16'5" x 10'5"
Bedroom 2	4.062m x 3.111m	13'4" x 10'2"
Bedroom 3	3.017m x 2.730m	9'11" x 8'11"
Bedroom 4	2.982m x 2.851m	9'9" x 9'4"

— Indicates reduced head height --- Indicates a reduced head height below 1.5m ☒ Velux Window



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



The Swift

Plots 38, 39 & 42(h)

Kitchen/Breakfast Area	5.800m x 3.075m	19'0" x 10'1"	Master Bedroom	4.670m x 4.060m	15'4" x 13'4"
Utility	2.110m x 1.780m	6'11" x 5'10"	Bedroom 2	4.060m x 3.425m	13'4" x 11'3"
Living Room	4.823m x 4.668m	15'10" x 15'4"	Bedroom 3	3.618m x 3.083m	11'10" x 10'1"
Dining Room	4.255m x 3.075m	14'0" x 10'1"	Bedroom 4	3.670m x 3.038m	12'1" x 10'0"
Study	3.355m x 2.943m	11'0" x 9'8"			

HERONGATE by HOPKINS HOMES

*Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



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

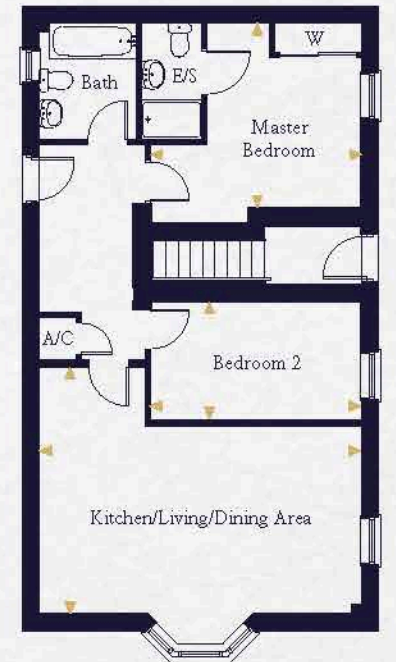
The Moorhen Apartments



Type 1

Plots 158, 159(h), 161 & 162(h)

Kitchen/Living/Dining Area	6.305m x 3.618m	20'8" x 11'10"
Master Bedroom	3.395m x 2.395m	11'2" x 7'10"
Bedroom 2	3.163m x 2.475m	10'5" x 8'1"

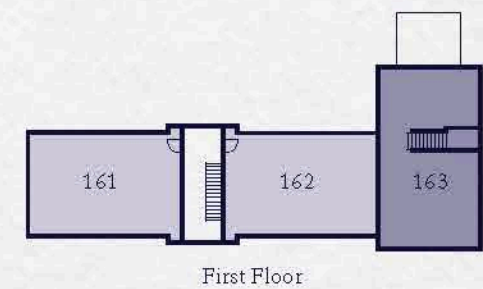
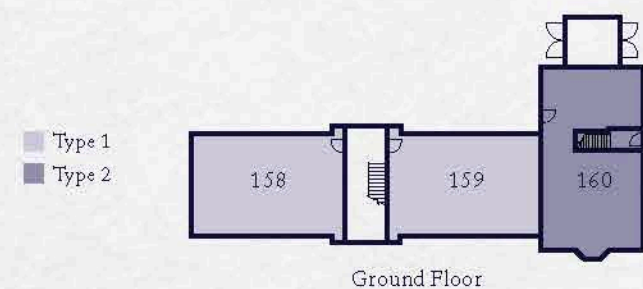


Type 2

Plots 160 & 163

Kitchen/Living/Dining Area	6.250m x 3.638m	20'6" x 11'11"
Master Bedroom	3.585m x 2.995m	11'9" x 9'10"
Bedroom 2	4.098m x 2.280m	13'5" x 7'8"

*Bay window to ground floor only

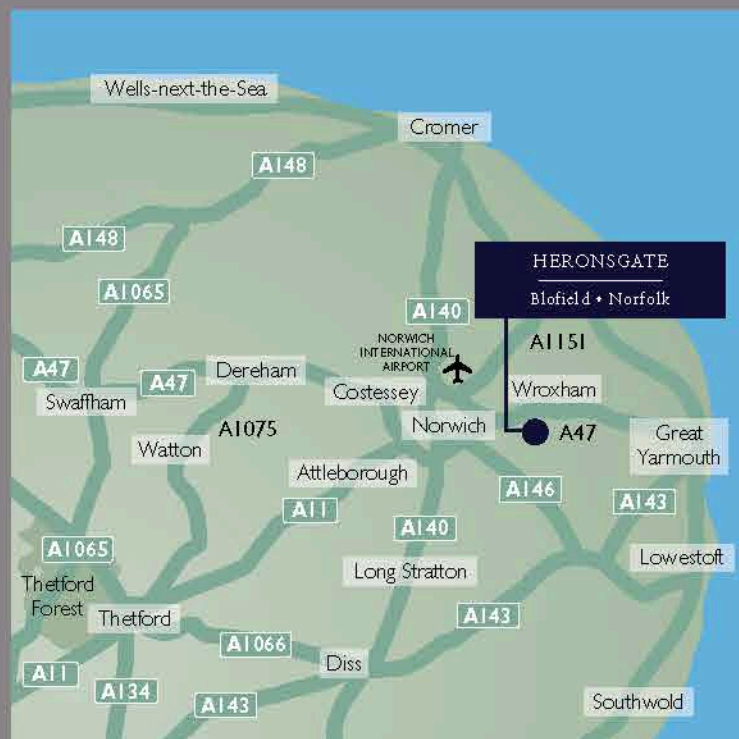




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Blofield • Norfolk



Area Map



Local Map

Maps not to scale

Travel times and distances

By road to:

Brundall train station	1.4 miles
Norwich	7.1 miles
Norwich International Airport	9.3 miles
Cromer	30.3 miles
Southwold	34.4 miles
Thetford	36.2 miles
Ipswich	47.9 miles
Wells-next-the-Sea	42.3 miles
Bury St Edmunds	49.1 miles
London Liverpool Street	121.7 miles

By rail to:

(from Brundall train station)

Norwich	10 mins
Diss	40 mins
Thetford	49 mins
Bury St Edmunds	1 hour 19 mins
London Liverpool Street	2 hours 9 mins

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

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