



HOPKINS
HOMES

BUTTERFIELD MEADOW

Hunstanton ~ Norfolk

Traditionally designed 1, 2, 3 & 4 bedroom homes



Computer generated image of properties at Butterfield Meadow. Indicative only. Images below depict previous Hopkins developments.





HOPKINS
HOMES

WELCOME TO
BUTTERFIELD MEADOW
by Hopkins Homes



Butterfield Meadow offers a superb collection of 1, 2, 3 & 4 bedroom homes in the vibrant coastal town of Hunstanton.

Atop the magnificent cliffs rising from the historic Norfolk coast, the charming coastal town of Hunstanton offers the idyllic location for the stunning homes at Butterfield Meadow. A home with stretches of beautiful beaches combined with easy connections to nearby King's Lynn, at Butterfield Meadow there is no compromise to coast and country living.

James Hopkins

Executive Chairman and founder of Hopkins Homes



“We combine the very best traditional techniques with the latest technology to create classic homes that are designed for 21st century living”



Tradition and technology combined

With in excess of 20 years of designing beautiful homes, Hopkins Homes properties are crafted to the highest standards by our team of skilled tradesmen using cutting-edge technology and materials.

Hopkins Homes are an award-winning house builder known for creating bespoke properties to the highest of quality throughout the East of England. The stylish homes at Butterfield Meadow are no exception with apartments and coach houses to detached houses and town houses designed to meet the needs of a modern lifestyle. With 23 styles of properties, there are homes to suit a wide range of buyers and personal tastes.

At Butterfield Meadow the homes have been built with their surroundings in mind, complementing and enhancing the local area. What's more, the properties have been built to stand the test of time creating homes that can be enjoyed by generations to come.



Ancient Mariner Inn, Hunstanton



Lighthouse, Hunstanton



Golden Lion, Hunstanton



The Wash & Tope, Hunstanton



Cliffs, Hunstanton



Sandringham House



St Edmund's Chapel remains

Coastal beauty on your doorstep

1846 was a pivotal year for Hunstanton, when Henry Styleman Le Strange developed the area south of Old Hunstanton to become a sea bathing resort. Proving a great success, it soon eclipsed the village in both size and population. Originally named New Hunstanton to distinguish it from the village, over the years it became known just as Hunstanton, though the village still remains.

Nowadays, the coastal town still attracts tourism and retains elements of the stately Victorian features, now mixed with modern amenities and attractions that include bars, restaurants, a 472 seat theatre, a striking lighthouse, a fairground and an aquarium to name but a few.

Hunstanton sits facing west over a wide stretch of shallow and sheltered water known as The Wash, which offers vast stretches of sandy beaches, rock pools to explore and incredible sunsets. Throughout the year, the large colonies of grey seals that have become a feature of this coast can be seen from guided boat tours as they bask amongst the sand banks.

Hunstanton is renowned for its red and white chalk striped cliffs. The cliffs form part of the Norfolk Coast Area of Outstanding Natural Beauty and span between the town and Old Hunstanton. They offer home to a variety of birds and are renowned for the ancient fossils buried within its chalk.

Sat on the top of the cliffs can be found the imposing lighthouse and the remains of St Edmund's Chapel, a key historic feature that was built in 1272 to commemorate St Edmund landing at this location in 855 to be crowned the King of East Anglia.

The coast is also home to the wreck of Sheraton, a trawler famous in the area. It was launched in 1907 and was used for boom defence work and as a patrol vessel during Second World War. Boom defences were strung shore to shore and protected coastlines against enemy ships. Wrecked only 40 years after its launch, the remains span 50 feet along the foot of the cliffs.

For the avid walker, Holme Dunes is just minutes away. Offering walks in open wilderness of sand dunes, mud flats, salt marshes, water meadows, pine forests and tranquil beaches. The area is teeming with wildlife and is ideal for migrating birds; it is also dotted with various military remains from the Second World War.

In just over 30 minutes the historic seaport of King's Lynn can be reached, brimming with history and culture. With a rich maritime past and vibrant present, there is plenty to take in. Boasting live entertainment at the Corn Exchange and Arts Centre, the town also hosts events for all to enjoy throughout its parks, gardens and leisure facilities.



Award-winning Hopkins Homes

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

2016

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

2015

- Sunday Times British Homes Awards
Best Development
St Michael's & Bure Place, Aylsham
- What House? Award
Best Development
St Michael's & Bure Place, Aylsham
- Housebuilder Awards
Best Refurbishment
Bure Place, Aylsham
- LABC Building Excellence Award
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
Best Medium House Builder
- What House? Bronze Award
Best Renovation
Melton Grange, Melton
- NHBC Seal of Excellence Award
Albany Place, Ipswich

2008

- Housing Design Awards Best Project
Tibby's Triangle, Southwold
- NHBC Pride in the Job Award
Pitcher's Place, Harleston, Blyth Place,
Reydon, Fairfield Park, Costessey
- NHBC Eastern Regional Award
Medium Sized Builder
Blyth Place, Reydon
- What House? Bronze Award
Best Medium House Builder
- What House? Bronze Award
Best Development
St Giles View, Risby

2007

- Ernst & Young Arts and Business
East Employees Award
- NHBC Pride in the Job Award
Mulbarton Gardens, Mulbarton
- Norwich Society Commendation
Baltic Wharf, Norwich
- Norwich Society Honourable Mention
Appleyard's Mill, Norwich

2006

- NHBC Pride in the Job Award
King's Quarter, Norwich and
St. George's Square, Reydon

2005

- NHBC Pride in the Job Award
- NHBC Quality Award Winner

2004

- Building For Life Silver Standard Award
Bishops Walk, Ely
- NHBC Quality Award Winner

2003

- Daily Telegraph What House? Silver Award
Best Medium Sized Housebuilder

2002

- Building Magazine Awards
Regional Housebuilder of the Year
- Britannia National Homebuilder
Design Awards, Commendation for
Best use of a Brownfield Site
Bishops Walk, Ely
- Daily Telegraph What House? Bronze Award
Best Medium Sized Housebuilder
- NHBC 2 Pride in the Job winning sites
- Ernst & Young
James Hopkins named as
Central Region Entrepreneur of the Year

2001

- Anglia Business Awards
Runner up
- Daily Telegraph What House? Bronze Award
Best House Design
- Fast Track 100

2000

- Daily Telegraph What House? Bronze Award
Best House Design
- Fast Track 100
- St Edmundsbury Borough Council Design
Competition to develop fourth phase of
Drovers Mead, Bury St Edmunds

1999

- St Edmundsbury Borough Council Design
Competition to develop third phase of
Drovers Mead, Bury St Edmunds

1998

- Daily Telegraph What House?
Silver Award for Best House Design
- Design Awards for Excellence
Broadland District Council
First Prize
- Kent Blaxhill Highly Commended
Best Residential Development
of five units of more
- East Cambridgeshire District Council Design
Competition to develop two parcels of land
Broad Street, Ely





A specification of the highest quality

Kitchens

- Choice of kitchen cupboards and worktops*
- Oven, hob and extractor fan 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 around*
- 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
- All internal walls painted gardenia white

*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 developments.





HOPKINS
HOMES

“Discover traditional
craftsmanship and an
uncompromising
attention to detail”





BUTTERFIELD MEADOW

Hunstanton ~ Norfolk

The 23 property styles at Butterfield Meadow have been carefully designed to maximise space and create well appointed homes that cater for modern living. Butterfield Meadow offers an outstanding collection of one, two, three and four bedroom homes with the glorious Norfolk coastline and enchanting countryside on the doorstep.





The Woodpecker
Plots 1, 4(h), 120, 123(h), 125(h), 164 & 166

The Swan
Plots 2(h), 3, 121(h), 122, 124 & 165

The Coot
Plots 11, 12, 13, 104, 105(h), 155 & 156(h)

The Grebe
Plots 14(h), 15, 53(h), 58, 100 & 101(h)

The Kingfisher
Plots 30(h), 31, 40(h), 41, 98, 102(h), 103, 106(h), 107, 151, 152(h), 153(h) & 154

The Mallard
Plots 32(h), 33, 34(h), 42(h), 77, 78(h), 83(h), 84, 94(h), 95, 96(h), 97, 134(h), 135, 136(h), 137, 139 & 140

The Warbler
Plots 35, 43, 126(h), 127 & 141

The Muscovy
Plots 36(h), 37, 38(h), 39, 54(h), 55, 56(h) & 57

The Heron
Plots 44 & 70(h)

The Teal
Plots 73 & 74(h)

The Harrier
Plot 45

The Nightjar
Plots 79, 80 & 81

The Bittern
Plots 46, 47 & 48

The Egret
Plots 92(h), 99, 108(h) & 150

The Woodlark
Plots 49 & 51

The Sanderling
Plot 131 & 132(h)

The Chaffinch
Plots 50, 52, 76, 82(h), 133(h) & 138

The Goldcrest
Plots 157, 158(h), 159, 160(h), 161, 162 & 163(h)

The Moorhen
Plots 59, 60(h), 63, 64(h), 68, 72, 128 & 129(h)

The Wheatear Apartments
Plots 5, 8, 87(h) & 90(h)

The Wagtail
Plots 61, 66, 69(h), 71(h), 75 & 130

The Shrike Apartments
Plots 6(h), 7, 9(h), 10, 85(h), 86, 88(h), 89 & 91

The Hawfinch
Plots 62, 65(h), 67 & 93(h)

Affordable Housing

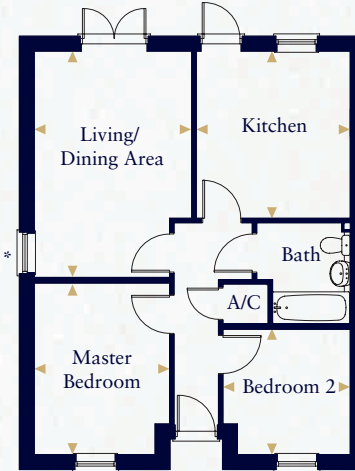
B/S Denotes Bin Store
S/S Denotes Sub Station
C/S Denotes Cycle Store
P/S Denotes Pumping Station
LEAP Denotes Local Equipped Area of Play

THE WOODPECKER

PLOTS 1, 4(H), 120, 123(H), 125(H), 164 & 166



Computer generated image indicative only.



Kitchen	3.684m x 3.393m	12'1" x 11'1"
Living/Dining Area	4.988m x 3.470m	16'4" x 11'4"
Master Bedroom	3.780m x 2.981m	12'4" x 9'9"
Bedroom 2	2.805m x 2.762m	9'2" x 9'0"

* Plots 4 & 123 do not have this window.

◀ Indicates where measurements have been taken from.

THE SWAN

PLOTS 2(H), 3, 121(H), 122, 124 & 165



Computer generated image indicative only.



Kitchen	3.684m x 3.393m	12'1" x 11'1"
Living/Dining Area	4.988m x 3.470m	16'4" x 11'4"
Master Bedroom	4.230m x 2.916m	13'10" x 9'6"
Bedroom 2	3.212m x 2.805m	10'6" x 9'2"

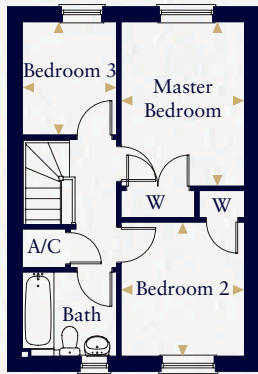
* Plots 124 & 165 do not have this window.

◀ Indicates where measurements have been taken from.

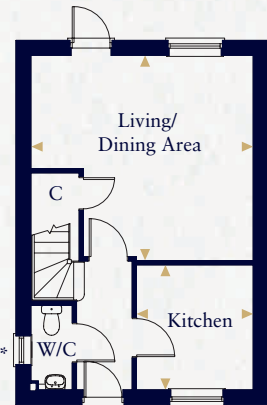
External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

THE COOT

PLOTS 11, 12, 13, 104, 105(H), 155 & 156(H)



First floor



Ground floor



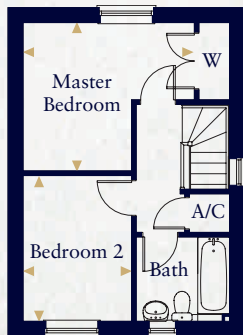
Computer generated image indicative only.

Kitchen	2.754m x 2.573m	9'0" x 8'5"
Living/Dining Area	4.900m x 4.525m	16'1" x 14'10"
Master Bedroom	3.624m x 2.722m	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"

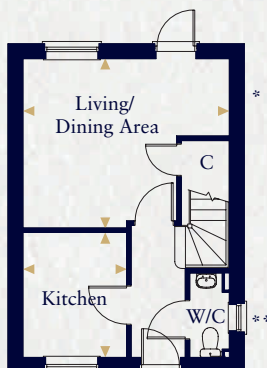
- * Plots 12 & 13 do not have this window.
- ▲ Indicates where measurements have been taken from.

THE GREBE

PLOTS 14(H), 15, 53(H), 58, 100 & 101(H)



First floor



Ground floor



Computer generated image indicative only.

Kitchen	2.753m x 2.285m	9'0" x 7'5"
Living/Dining Area	4.550m x 3.731m	14'11" x 12'2"
Master Bedroom	3.772m x 3.271m	12'4" x 10'8"
Bedroom 2	3.213m x 2.390m	10'6" x 7'10"

- * Plot 15 has an additional window to Living/Dining Area.
- ** Plots 53 & 58 do not have this window.
- ▲ Indicates where measurements have been taken from.

THE KINGFISHER

PLOTS 30(H), 31, 40(H), 41, 98, 102(H), 103, 106(H), 107, 151, 152(H), 153(H) & 154



Computer generated image indicative only.

Kitchen	3.000m x 2.805m	9'10" x 9'2"
Dining Area	2.805m x 2.395m	9'2" x 7'10"
Living Room	4.692m x 3.329m	15'7" x 10'11"
Master Bedroom	3.627m x 3.141m	11'10" x 10'3"
Bedroom 2	3.141m x 2.904m	10'3" x 9'6"
Bedroom 3	2.721m x 2.159m	8'11" x 7'1"

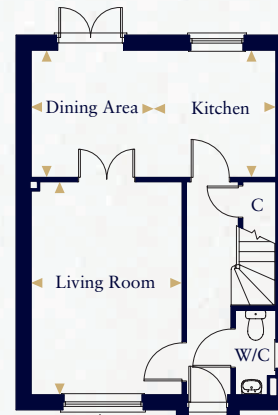
* Plots 41, 103 & 107 do not have this window.

† Plots 40, 41, 98, 102, 103, 106 & 107 have a pitched door surround.

◀ Indicates where measurements have been taken from.



First floor



Ground floor

THE MALLARD

PLOTS 32(H), 33, 34(H), 42(H), 77, 78(H), 83(H), 84, 94(H), 95, 96(H), 97, 134(H), 135, 136(H), 137, 139 & 140



Computer generated image indicative only.

Kitchen	3.000m x 2.821m	9'10" x 9'2"
Dining Area	2.821m x 2.395m	9'2" x 7'10"
Living Room	4.692m x 3.329m	15'7" x 10'11"
Master Bedroom	3.976m x 3.328m	13'0" x 10'11"
Bedroom 2	4.028m x 2.896m	13'2" x 9'6"
Bedroom 3	2.925m x 2.821m	9'7" x 9'3"

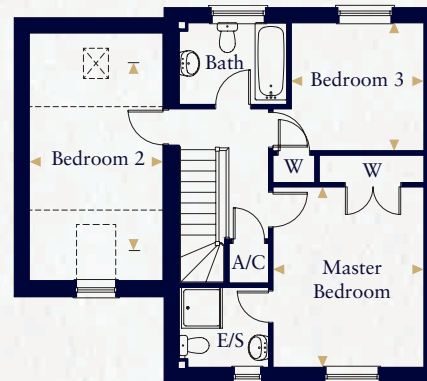
Plots 33, 34 & 97 have a different roof elevation.

--- Indicates reduced head height.

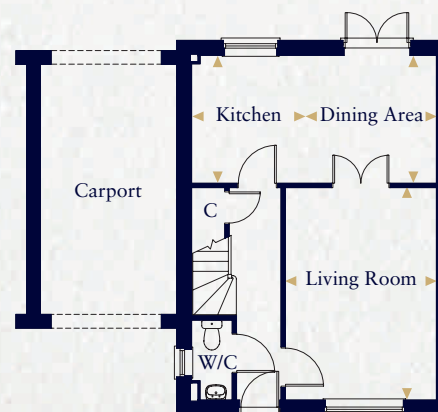
◀ Dimensions taken to 1.5m head height.

☒ Velux window.

◀ Indicates where measurements have been taken from.



First floor

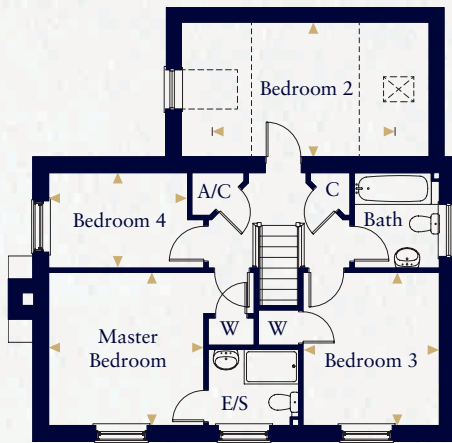


Ground floor

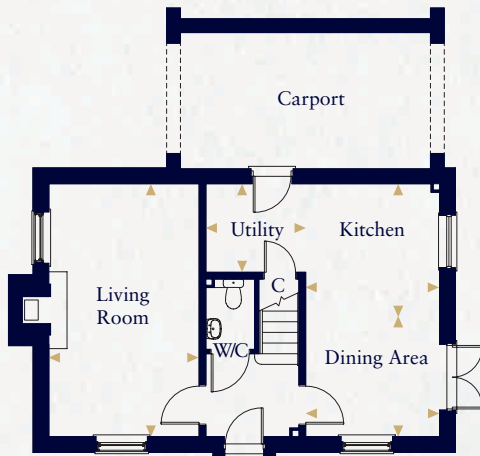
External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

THE WARBLER

PLOTS 35, 43, 126(H), 127 & 141



First floor



Ground floor



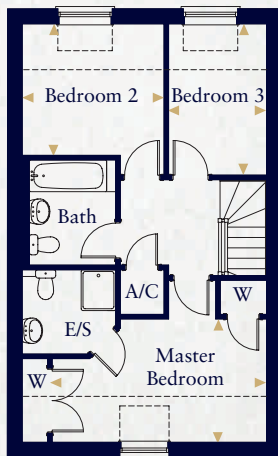
Computer generated image indicative only.

Kitchen	3.000m x 2.950m	9'10" x 9'8"
Dining Area	2.950m x 2.572m	9'8" x 8'5"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'2" x 6'4"
Master Bedroom	3.404m x 3.372m	11'2" x 11'1"
Bedroom 2	3.984m x 2.990m	13'1" x 9'10"
Bedroom 3	3.375m x 3.002m	11'1" x 9'10"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

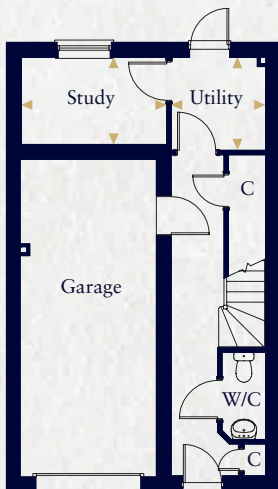
- Indicates reduced head height.
- Dimensions taken to 1.5m head height.
- ⊠ Velux window.
- ◀ Indicates where measurements have been taken from.

THE MUSCOVY

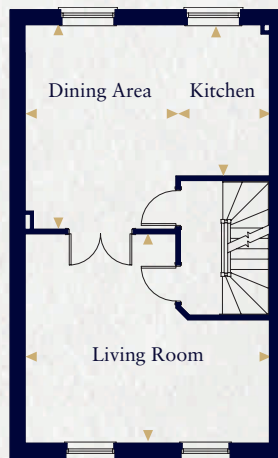
PLOTS 36(H), 37, 38(H), 39, 54(H), 55, 56(H) & 57



Second floor



Ground floor



First floor



Computer generated image indicative only.

Utility	2.080m x 2.050m	6'10" x 6'8"
Study	3.205m x 1.920m	10'6" x 6'4"
Kitchen	3.336m x 2.045m	10'11" x 6'9"
Dining Area	4.509m x 3.340m	14'10" x 10'11"
Living Room	5.385m x 4.616m	17'8" x 15'1"
Master Bedroom	4.725m x 2.720m	15'6" x 8'11"
Bedroom 2	3.125m x 2.900m	10'3" x 9'6"
Bedroom 3	3.336m x 2.160m	10'11" x 7'1"

- * Plots 54, 55, 56 & 57 have windows to Master Bedroom in these locations and feature a higher roof line.
- Indicates reduced head height for plots 36, 37, 38 & 39.
- ◀ Indicates where measurements have been taken from.

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

THE HERON

PLOTS 44 & 70(H)



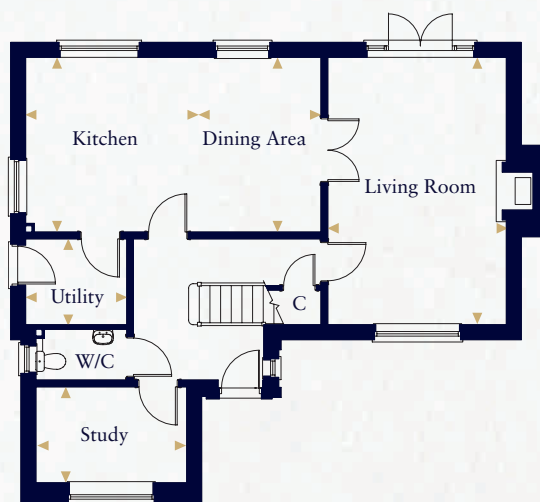
Computer generated image indicative only.

Kitchen	3.850m x 3.600m	12'8" x 11'10"
Dining Area	3.850m x 2.909m	12'8" x 9'6"
Living Room	5.894m x 3.937m	19'4" x 12'11"
Utility	2.229m x 1.894m	7'3" x 6'2"
Study	3.324m x 2.114m	10'11" x 6'11"
Master Bedroom	3.929m x 3.839m	12'10" x 12'7"
Bedroom 2	3.807m x 3.339m	12'5" x 10'11"
Bedroom 3	3.383m x 3.324m	11'1" x 10'11"
Bedroom 4	2.977m x 2.455m	9'9" x 8'1"

◀ Indicates where measurements have been taken from.



First floor



Ground floor

THE HARRIER

PLOT 45



Computer generated image indicative only.

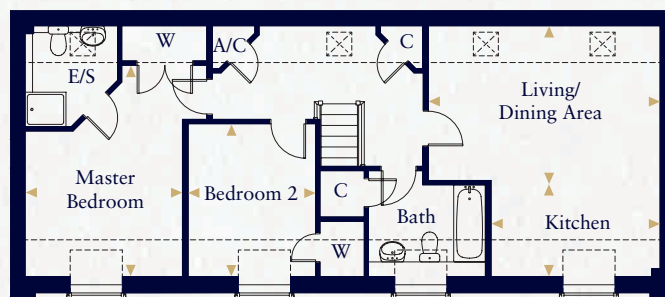
Kitchen	3.724m x 2.025m	12'3" x 6'8"
Living/Dining Area	5.107m x 3.505m	16'9" x 11'6"
Master Bedroom	4.660m x 3.467m	15'3" x 11'4"
Bedroom 2	3.370m x 2.812m	11'1" x 9'3"

--- Indicates reduced head height.

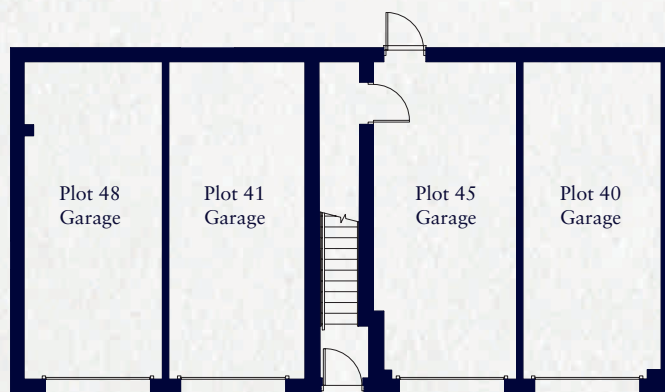
— Dimensions taken to 1.5m head height.

⊠ Velux window.

◀ Indicates where measurements have been taken from.



First floor



Ground floor

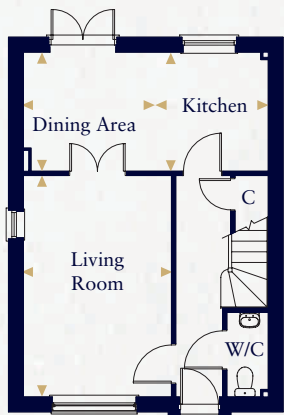
External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

THE BITTERN

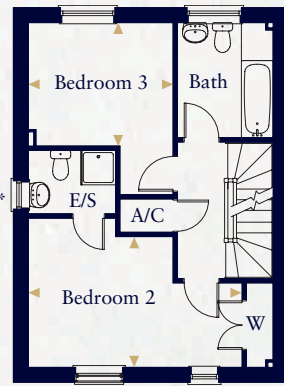
PLOTS 46, 47 & 48



Second floor



Ground floor



First floor



Computer generated image indicative only.

Kitchen	3.000m x 2.625m	9'10" x 8'8"
Dining Area	2.625m x 2.395m	8'8" x 7'10"
Living Room	4.884m x 3.263m	16'0" x 10'8"
Master Bedroom	4.170m x 2.993m	13'8" x 9'10"
Bedroom 2	4.710m x 3.286m	15'3" x 10'9"
Bedroom 3	3.188m x 2.718m	10'7" x 8'11"

* Plot 47 & 48 do not have these windows.

† Plot 48 has an additional window to W/C.

--- Indicates reduced head height.

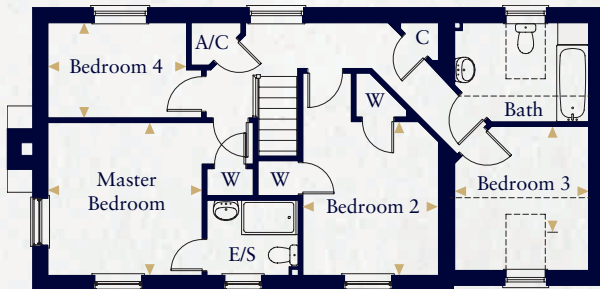
— Dimensions taken to 1.5m head height.

☒ Velux window.

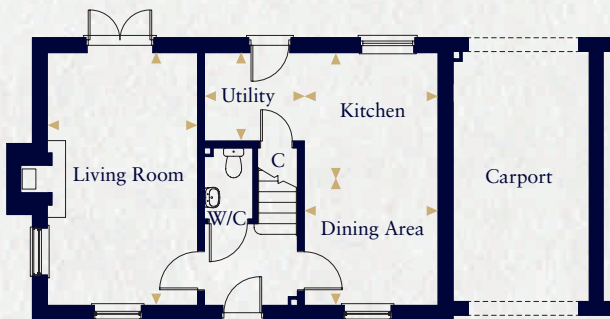
▲ Indicates where measurements have been taken from.

THE WOODLARK

PLOTS 49 & 51



First floor



Ground floor



Computer generated image indicative only.

Kitchen	2.950m x 2.400m	9'8" x 7'10"
Dining Area	3.172m x 2.950m	10'5" x 9'8"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'2" x 6'4"
Master Bedroom	3.404m x 3.372m	11'2" x 11'1"
Bedroom 2	3.392m x 2.990m	11'1" x 9'10"
Bedroom 3	2.952m x 2.330m	9'8" x 7'7"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

--- Indicates reduced head height.

— Dimensions taken to 1.5m head height.

☒ Velux window.

▲ Indicates where measurements have been taken from.

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

THE CHAFFINCH

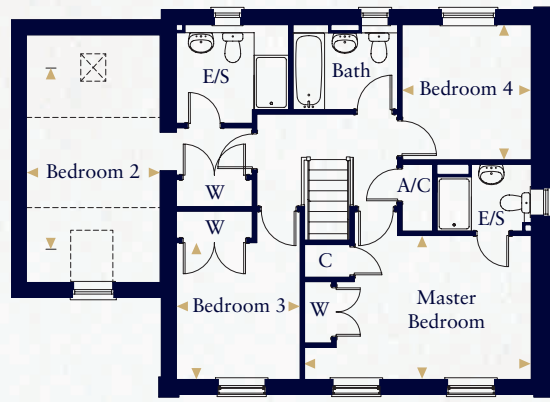
PLOTS 50, 52, 76, 82(H), 133(H) & 138



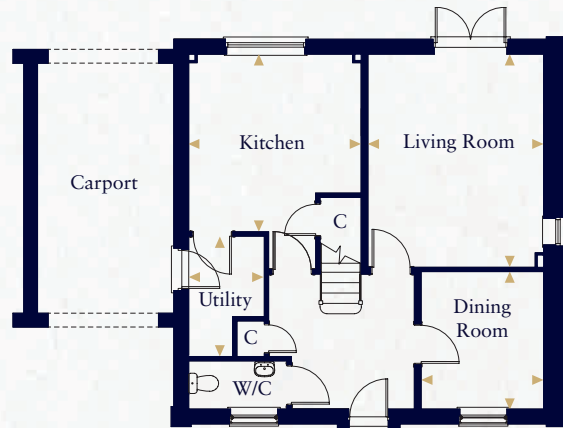
Computer generated image indicative only.

Kitchen	3.915m x 3.800m	12'10" x 12'6"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Living Room	4.697m x 3.872m	15'5" x 12'8"
Utility	2.654m x 1.667m	8'8" x 5'6"
Master Bedroom	4.997m x 3.174m	16'5" x 10'5"
Bedroom 2	4.060m x 2.952m	13'3" x 9'8"
Bedroom 3	3.017m x 2.730m	9'11" x 8'11"
Bedroom 4	2.982m x 2.850m	9'9" x 9'4"

- Indicates reduced head height.
- Dimensions taken to 1.5m head height.
- ☒ Velux window.
- ▲ Indicates where measurements have been taken from.



First floor



Ground floor

THE MOORHEN

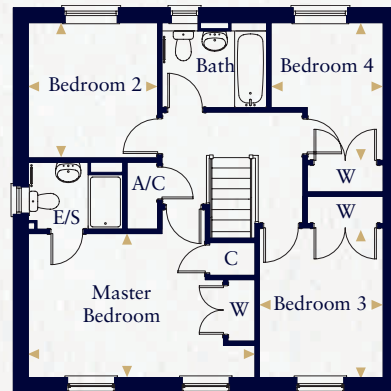
PLOTS 59, 60(H), 63, 64(H), 68, 72, 128 & 129(H)



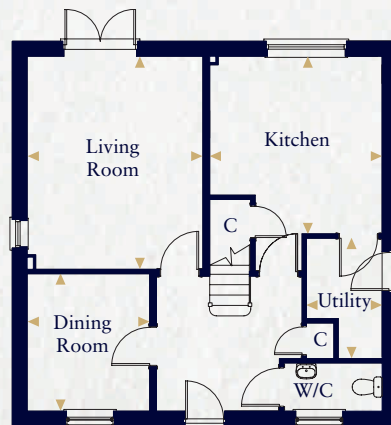
Computer generated image indicative only.

Kitchen	3.915m x 3.800m	12'10" x 12'6"
Living Room	4.697m x 3.872m	15'5" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Utility	2.654m x 1.667m	8'8" x 5'6"
Master Bedroom	4.997m x 3.174m	16'5" x 10'5"
Bedroom 2	2.982m x 2.850m	9'9" x 9'4"
Bedroom 3	3.300m x 2.730m	10'9" x 8'11"
Bedroom 4	3.036m x 2.473m	9'11" x 8'2"

- ▲ Indicates where measurements have been taken from.



First floor



Ground floor

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

THE WAGTAIL

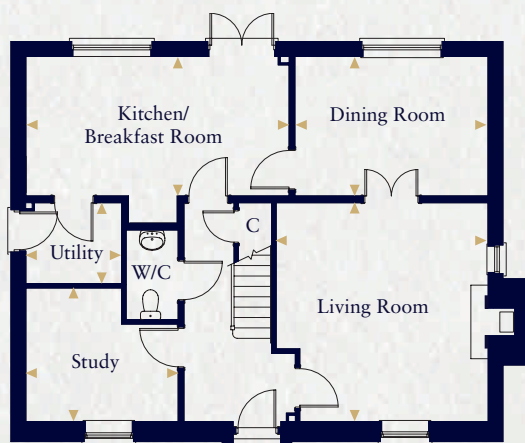
PLOTS 61, 66, 69(H), 71(H), 75 & 130



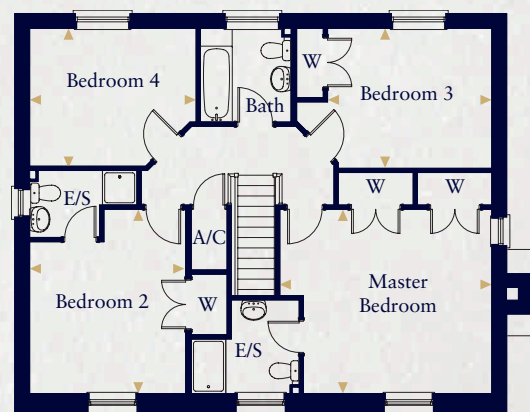
Computer generated image indicative only.

Kitchen/Breakfast Room	5.800m x 3.075m	19'0" x 10'1"
Dining Room	4.255m x 3.075m	13'11" x 10'1"
Living Room	4.823m x 4.668m	15'10" x 15'4"
Study	3.355m x 2.943m	11'0" x 9'8"
Utility	2.110m x 1.780m	6'11" x 5'10"
Master Bedroom	4.670m x 4.060m	15'4" x 13'4"
Bedroom 2	4.060m x 3.438m	13'4" x 11'3"
Bedroom 3	3.618m x 3.083m	11'10" x 10'1"
Bedroom 4	3.670m x 3.038m	12'0" x 9'11"

◀ Indicates where measurements have been taken from.



Ground floor



First floor

THE HAWFINCH

PLOTS 62, 65(H), 67 & 93(H)



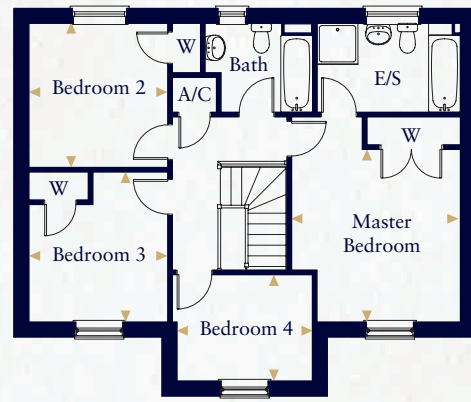
Computer generated image indicative only.

Kitchen	4.305m x 3.113m	14'2" x 10'2"
Dining Area	2.999m x 2.578m	9'10" x 8'5"
Living Room	6.585m x 3.670m	21'6" x 12'0"
Study	3.118m x 2.180m	10'2" x 7'1"
Master Bedroom	3.805m x 3.720m	12'4" x 12'2"
Bedroom 2	3.175m x 3.062m	10'4" x 10'0"
Bedroom 3	3.310m x 3.062m	10'10" x 10'0"
Bedroom 4	2.985m x 2.345m	9'9" x 7'8"

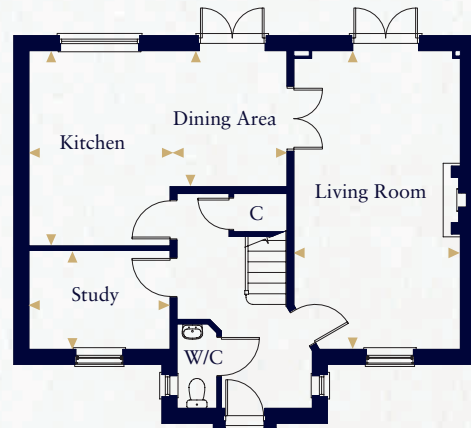
* Plot 62 has additional window to Living Room and Master Bedroom.

† Plot 62 has different chimney feature.

◀ Indicates where measurements have been taken from.



First floor



Ground floor

THE TEAL

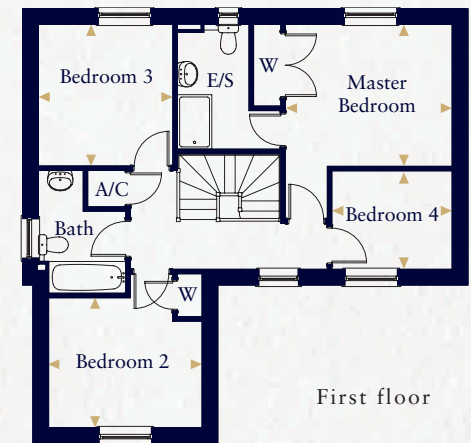
PLOTS 73 & 74(H)



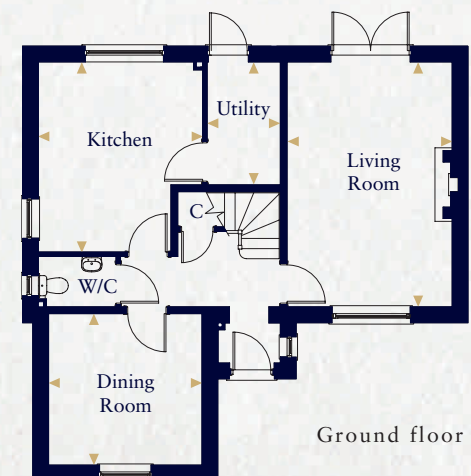
Computer generated image indicative only.

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

◀ Indicates where measurements have been taken from.



First floor

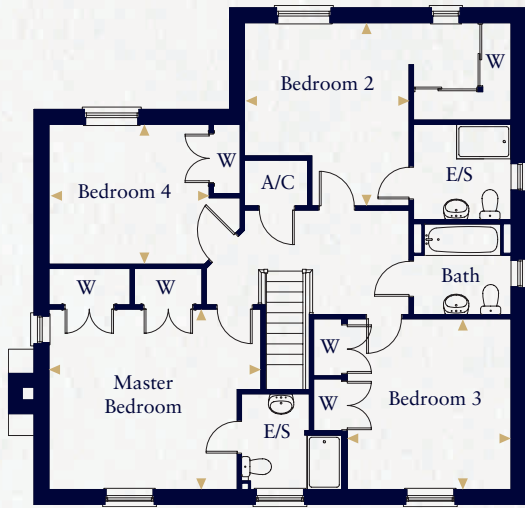


Ground floor

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

THE NIGHTJAR

PLOTS 79, 80 & 81



First floor



Ground floor



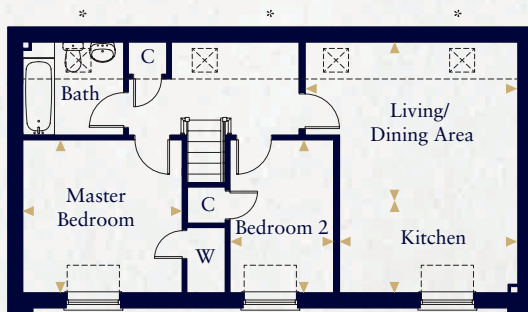
Computer generated image indicative only.

Kitchen	4.663m x 3.485m	15'3" x 11'5"
Dining Area	5.315m x 2.390m	17'5" x 7'10"
Family Room	4.310m x 3.075m	14'1" x 10'1"
Living Room	4.823m x 4.668m	15'9" x 15'3"
Study	3.355m x 2.942m	11'0" x 9'7"
Utility	2.432m x 2.110m	7'11" x 6'11"
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	3.532m x 3.083m	11'7" x 10'1"

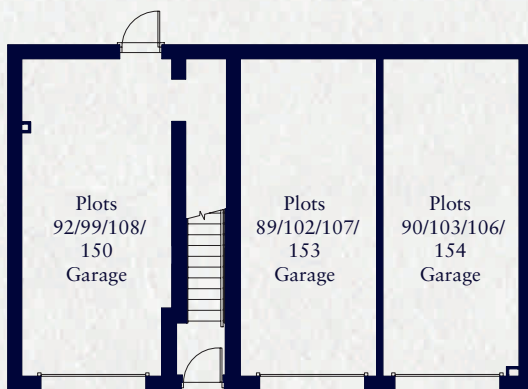
◀ Indicates where measurements have been taken from.

THE EGRET

PLOTS 92(H), 99, 108(H) & 150



First floor



Ground floor



Computer generated image indicative only.

Kitchen	3.931m x 2.025m	12'11" x 6'8"
Living/Dining Area	4.691m x 3.505m	15'5" x 11'6"
Master Bedroom	3.514m x 3.375m	11'6" x 11'1"
Bedroom 2	3.375m x 2.287m	11'1" x 7'6"

- * Plot 92 has dormer windows instead of Velux windows.
- Indicates reduced head height.
- ⊠ Velux window.
- ◀ Indicates where measurements have been taken from.

THE SANDERLING

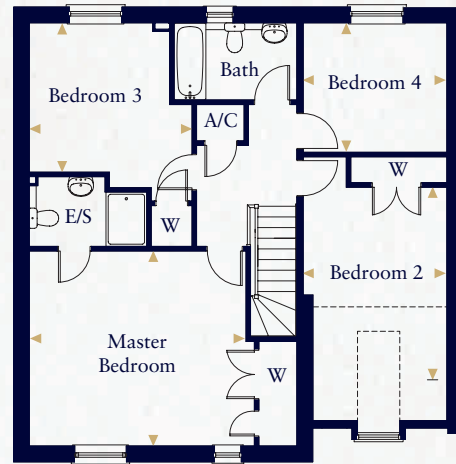
PLOTS 131 & 132(H)



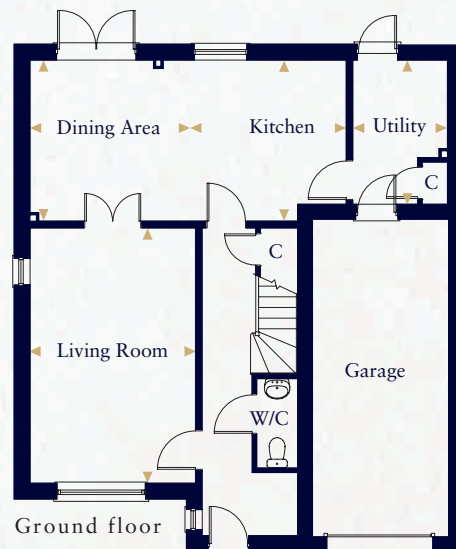
Computer generated image indicative only.

Kitchen	4.036m x 3.550m	13'3" x 11'8"
Dining Area	3.550m x 2.934m	11'8" x 9'7"
Living Room	5.627m x 3.646m	18'5" x 12'0"
Utility	3.178m x 2.088m	10'5" x 6'10"
Master Bedroom	4.960m x 4.299m	16'3" x 14'1"
Bedroom 2	4.252m x 3.166m	13'11" x 10'5"
Bedroom 3	3.586m x 3.291m	11'9" x 10'10"
Bedroom 4	3.166m x 2.853m	10'5" x 9'4"

- ◀ Indicates where measurements have been taken from.
- Indicates reduced head height.
- Dimensions taken to 1.5m head height.



First floor



Ground floor

THE GOLDCREST

PLOTS 157, 158(H), 159, 160(H), 161, 162 & 163(H)



Computer generated image indicative only.

Kitchen	3.670m x 3.220m	12'0" x 10'6"
Living/Dining Area	6.995m x 4.492m	22'11" x 14'9"
Master Bedroom	3.815m x 3.220m	12'6" x 10'7"
Bedroom 2	2.975m x 2.705m	9'9" x 8'10"
Bedroom 3	2.740m x 2.565m	9'0" x 8'5"

- ◀ Indicates where measurements have been taken from.

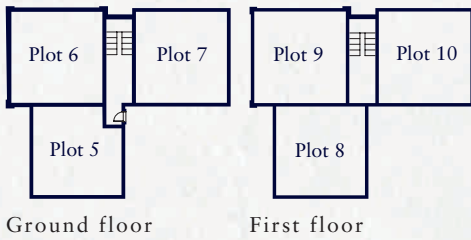


External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.



Computer generated image indicative only.

Plots 5-10



Plots 85-92



THE WHEATEAR APARTMENTS

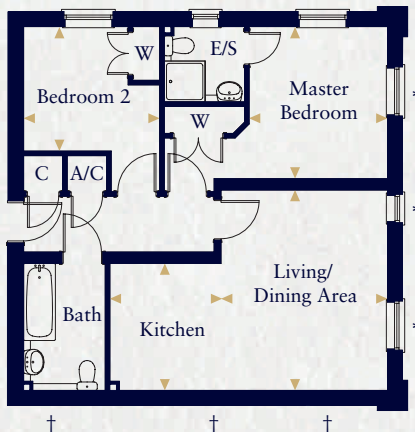
PLOTS 5, 8, 87(H) & 90(H)

Kitchen/Dining Area	3.740m x 2.766m	12'3" x 9'1"
Living Room	5.014m x 3.740m	16'5" x 12'3"
Master Bedroom (Plots 5 & 87)	3.790m x 3.310m	12'5" x 10'10"
Master Bedroom (Plots 8 & 90)	3.940m x 3.310m	12'11" x 10'10"

- * Plots 5 & 87 have alternative hallway layout.
- ▲ Plots 87 & 90 have additional windows to these locations.
- ▲ Indicates where measurements have been taken from.

THE SHRIKE APARTMENTS

PLOTS 6(H), 7, 9(H), 10, 85(H), 86, 88(H), 89 & 91



Kitchen	2.800m x 2.400m	9'2" x 7'10"
Living/Dining Area	4.417m x 3.720m	14'6" x 12'2"
Master Bedroom	3.353m x 3.050m	11'0" x 10'0"
Master Bedroom (Plots 9, 10, 88 & 91)	3.503m x 3.050m	11'6" x 10'0"
Bedroom 2	3.000m x 2.745m	9'10" x 9'0"

- * Plots 85 & 88 do not have these windows.
- † Plots 7, 10, 85 & 88 have additional windows to Bath, Kitchen and Living/Dining Area.
- ▲ Indicates where measurements have been taken from.

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.



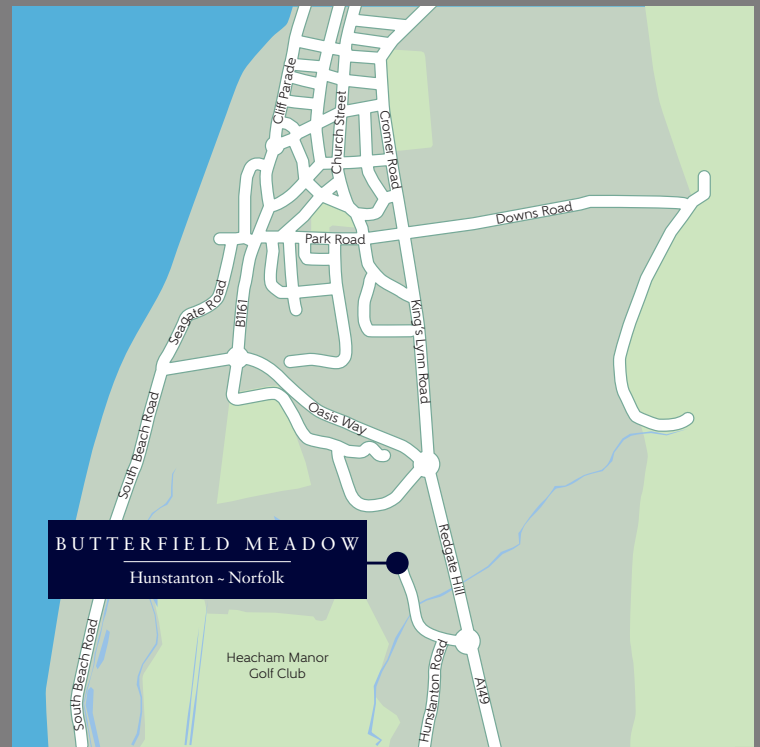
**HOPKINS
HOMES**

BUTTERFIELD MEADOW

Hunstanton ~ Norfolk



Area map



Local map

Travel times and distances

By road to:

King's Lynn	15.5 miles
Wells-next-the-Sea	18 miles
Cromer	39 miles
Norwich International Airport	42 miles
Thetford	45 miles
Peterborough	49 miles

By rail to:

(From King's Lynn station)

Cambridge	47 mins
Bury St Edmunds	1 hr 04 mins
London King's Cross	1 hr 41 mins
Stansted Airport	1 hr 43 mins

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

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