



## A PRESTIGIOUS SPECIFICATION

### KITCHENS

- Choice of kitchen cupboards and worktops
- Neff oven, hob, hood and integrated fridge-freezer to selected plots
- Duel fuel range cooker and hood and integrated fridge-freezer to selected plots
- Neff dishwasher and washing machine fitted where located in kitchen
- Choice of quartz worktop to all 4- & 5-bedroom homes as standard, including upstands, does not apply to separate utility rooms
- Choice of Porcelanosa wall tiles from our selected range to 3 bedroom homes only
- Choice of Porcelanosa floor tiles from our selected range

### ELECTRICAL

- Downlights to kitchen, bathroom and master en-suite
- Burglar alarm, sensors to ground floor
- Broadband
- Mains-wired smoke detector to all homes
- Mains-wired carbon monoxide detectors to plots with fireplaces
- TV points to living room, study and all bedrooms
- Telephone/data points to living room, study and all bedrooms
- Media plate to living room

### PLUMBING

- Two zone central heating via thermostatically controlled radiators
- Roca white sanitaryware throughout with chrome-effect mixer taps
- Outside tap to all gardens

### JOINERY

- Moulded skirting and architraves
- Timber double-glazed windows as standard with paint finish
- Timber staircase with satin white finish
- Four-panel internal doors with chrome-effect handles
- Fitted wardrobes included

### 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
- Cloakroom – splashback to hand basin and tiled window sill where applicable
- Tile trim where applicable

### OTHER ITEMS

- Lighting and double socket power point to garages
- Loft light
- Coving to certain areas
- Feature fireplace included to selected plots
- Multi-point locks to external doors
- Front garden landscaped and turfed
- Rear garden cleared, rotivated and topsoiled
- All internal walls painted white

All choices are 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 Group developments.



**HOPKINS  
HOMES**

## Beech Walk Holt ~ Norfolk



Area Map



Local Map

Maps not to scale

### Travel times and distances

By road to:

Sheringham	7.4 miles
Cromer	10.5 miles
Wells-next-the-Sea	12.2 miles
Norwich	22.4 miles
King's Lynn	34.6 miles
Cambridge	75.4 miles
London Marble Arch	131.0 miles

By rail to:

(From Sheringham train station)

Cromer	8 mins
North Walsham	29 mins
Hoveton & Wroxham	41 mins
Norwich	54 mins
London Liverpool Street	2 hrs 57mins

All travel times and distances are approximate and are courtesy of [googlemaps.co.uk](http://googlemaps.co.uk) and [nationalrail.co.uk](http://nationalrail.co.uk)

Please note that our Sales Consultant is located at our adjacent Kings Meadow development.  
Post Code for Sat Nav use: NR25 6EB Contact number: 01263 801868  
Hopkins Homes, Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ  
Telephone: 01394 446800 Fax: 01394 389605

For more information on any of our developments or to book your appointment please visit:

**hopkinshomes.co.uk**

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types at King's Meadow may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins Homes and Hopkins & Moore developments. Other photographs are of the local area or are indicative lifestyle images. 11/20 209132 Designed and produced by thinkBDW 01206 546965.



**HOPKINS  
HOMES**

## BEECH WALK

Holt • Norfolk



Traditionally designed 3, 4 & 5 bedroom homes





# DEVELOPMENT LAYOUT

At Beech Walk you'll find an exclusive collection of 3, 4 & 5 bedroom homes with spacious open plan living accommodation for all to enjoy.

At Hopkins Homes we take care with the surroundings of our homes and at Beech Walk you'll find beautifully landscaped grounds surrounded by mature trees, pebbled driveways and spacious rear gardens.



- The Fynn  
Plots 1, 5 & 6(h)
- The Sanderling  
Plot 3
- The Heacham  
Plots 4 & 7
- The Wolterton  
Plots 2 & 8



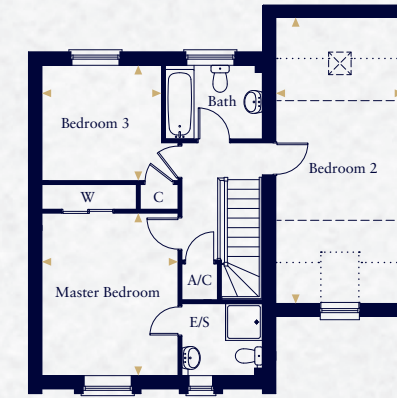
## The Fynn

A three bedroom house with single garage  
Plots 1, 5 & 6(h)

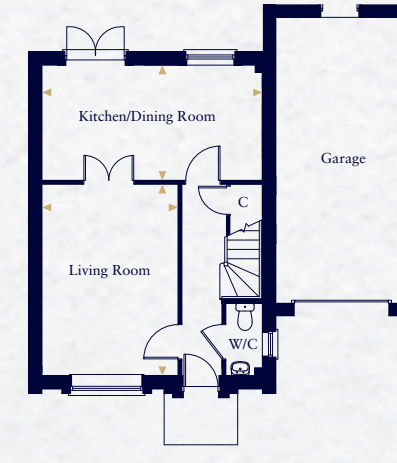


Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen/Dining Room	5.395m x 2.805m	17'4" x 9'4"
Living Room	4.692m x 3.331m	15'7" x 10'11"
Master Bedroom	3.978m x 3.331m	13'0" x 10'11"
Bedroom 2	6.950m x 3.085m	22'9" x 10'1"
Bedroom 3	2.927m x 2.824m	9'7" x 9'3"



First Floor



Ground Floor

## The Sanderling

A four bedroom house with integral single garage  
Plot 3

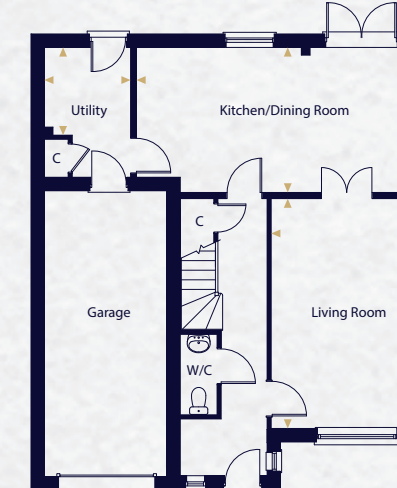


Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen/Dining Room	6.971m x 3.550m	22'10" x 11'8"
Living Room	5.627m x 3.646m	18'5" x 11'11"
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	5.104m x 3.166m	16'8" x 12'0"
Bedroom 3	3.543m x 3.291m	11'7" x 10'9"
Bedroom 4	3.166m x 2.853m	10'4" x 9'4"



First Floor



Ground Floor

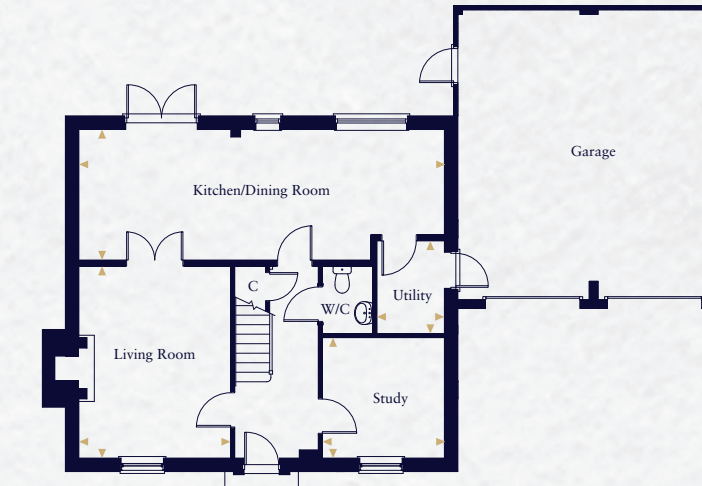
## The Heacham

A four bedroom house with double garage  
Plots 4 & 7

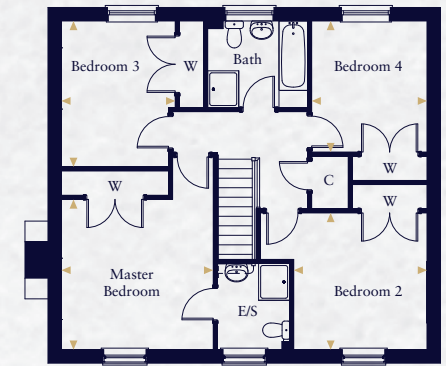


Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen/Dining Room	8.948m x 3.199m	29'4" x 10'6"
Living Room	4.698m x 3.693m	15'4" x 12'1"
Study	2.949m x 2.987m	9'8" x 9'9"
Utility	2.268m x 1.650m	7'5" x 5'5"
Master Bedroom	3.716m x 3.680m	12'2" x 12'0"
Bedroom 2	3.348m x 3.265m	10'11" x 10'8"
Bedroom 3	3.576m x 2.785m	11'9" x 9'1"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"



Ground Floor



First Floor

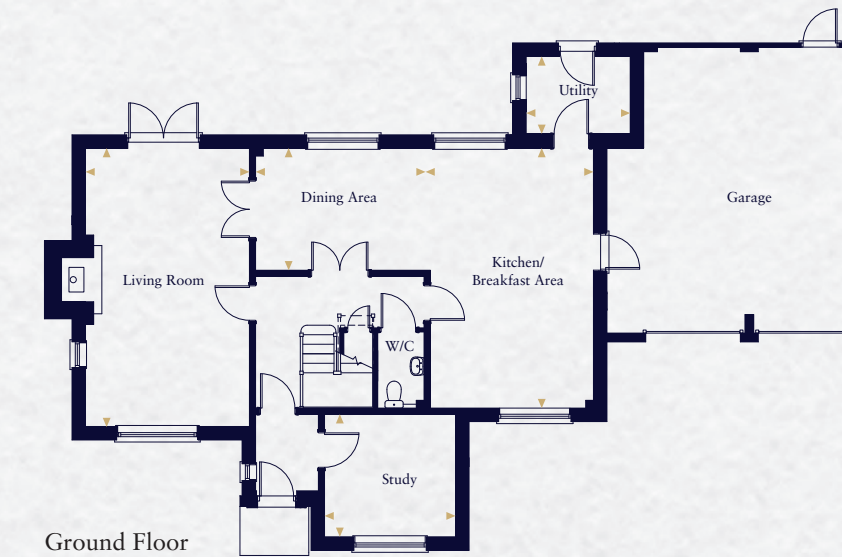
## The Wolterton

A five bedroom house with double garage  
Plots 2 & 8

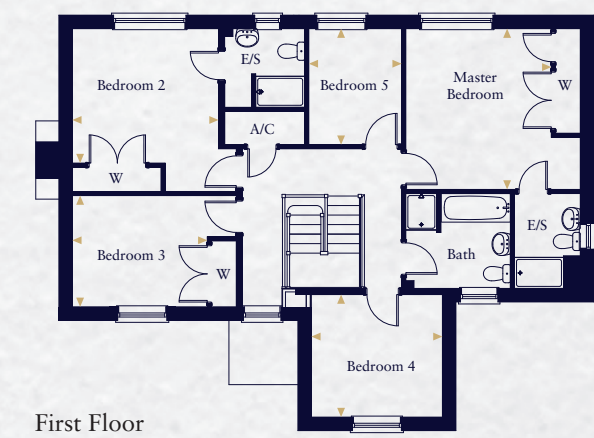


Computer generated image indicative only\*. External finishes and appearance likely to vary.

Kitchen/Breakfast Area	6.359m x 3.997m	20'10" x 13'1"
Living Room	6.809m x 4.013m	22'4" x 13'2"
Dining Area	4.274m x 2.985m	14'0" x 9'9"
Study	3.208m x 3.000m	10'6" x 9'10"
Utility	2.546m x 1.895m	8'4" x 6'2"
Master Bedroom	3.935m x 3.561m	12'11" x 11'8"
Bedroom 2	3.578m x 3.291m	11'8" 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 2.840m	7'5" x 9'4"



Ground Floor



First Floor

----- Indicates reduced head height    ..... indicates reduced height head below 1.5m    ☒ Velux Window    ◀ 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.

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