



HOPKINS  
HOMES

## MILL GROVE

---

Stowmarket • Suffolk

Traditionally designed 1, 2, 3, 4 & 5 bedroom homes



WELCOME TO  
*Hopkins Homes*  
AT MILL GROVE



Computer generated images of properties at Mill Grove are indicative only. External finishes and appearance will vary. Images below depict previous Hopkins Group developments.



Mill Grove is being developed by Hopkins Homes in association with the Flagship Group and offers an outstanding collection of 1, 2, 3, 4 & 5 bedroom stylish new homes in the delightful market town of Stowmarket.

Located in the heart of Suffolk's stunning countryside, Mill Grove offers a thoughtfully designed range of properties consisting of 1, 2, 3, 4 & 5 bedroom houses, bungalows and apartments. With 22 exciting designs available, there are styles and sizes to suit a wide range of buyers and individual tastes.

Hopkins Homes is proud to invite you to Mill Grove where you can find your perfect traditionally built home designed for modern living.

*James Hopkins*

Executive Chairman and founder of Hopkins Homes





## A commitment to excellence

When choosing a property at Mill Grove you can expect a home that has been crafted to high standards by our team of skilled tradesmen, fusing traditional build methods with modern technologies.



Hopkins Homes is a multi award-winning house builder known for creating exceptional properties of the highest quality. The stylish homes at Mill Grove are no exception; these are homes designed to meet the needs of a modern lifestyle without compromising their aesthetic appeal.

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

Photograph depicts previous Hopkins Group development.

*"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



Photographs depict previous Hopkins Group developments.





## A traditional market town with fantastic facilities

Located on the edge of the historic market town of Stowmarket, Mill Grove offers the beauty of rural living alongside all the facilities and convenience you would expect within a thriving town.

Set within the heart of the idyllic Suffolk countryside and yet ideally located for travel, Stowmarket offers a range of shopping and leisure facilities as well as its own main line train station.

The town high street has a unique blend of national and independent retailers, with a range of family run specialist stores and national chains that provide a variety of products. The local market, held on Thursdays and Saturdays, offers fresh local produce from the region whilst a selection of large supermarkets and smaller stores cater for all your grocery and household needs.

For families, Stowmarket affords a variety of schools covering all key stages, including playgroups and nurseries, as well as two tier education with further education opportunities available at Suffolk New College, Suffolk One and the University of Suffolk all located in nearby Ipswich. The highly rated Finborough School, an independent day and boarding school, is just under 3 miles away.\*

There are also plenty of leisure and dining opportunities including modern bars & grills, international cuisine and many hostels in the

local villages of Onehouse, Buxhall, Great Finborough and Stowupland, boasting home cooked food alongside real ales. Plus, as you would expect from a bustling town there are plenty of takeaways for whatever you are in the mood for.

Entertainment is plentiful with both the John Peel Centre for Creative Arts and the Regal Theatre hosting a variety of events including live music, theatre, comedy nights and blockbuster film screenings. For a more energetic pace, Stowmarket's Mid Suffolk Leisure Centre has a state-of-the-art gym, 3 swimming pools, a climbing wall and childrens' soft play area. There are also plenty of sports clubs including rugby, football, cricket and bowls and an abundance of hobbies to take up or perfect from amateur dramatics, falconry, golf, fencing, martial arts, Pilates and several bands and choirs. Everything you could want for a great lifestyle is all close to home.

The town occupies a perfectly central location, only 2 miles from the A14, the main trunk road through the heart of Suffolk and, being just over a mile from the train station, you can be in Ipswich in 14 minutes, Bury St Edmunds in 20 minutes or Norwich in 32 minutes. Heading into the capital is easy as there is a direct line into London Liverpool Street offering journey times of just 78 minutes.

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. \*Times and distances courtesy of Google Maps.





# Mill Grove.

STOWMARKET, SUFFOLK

## 1 Bedroom Homes

- **THE PEONY**  
Plots 286(h) & 287
- **THE BUCKTHORN APARTMENTS**  
Plots 295, 296, 297, 298, 299 & 300
- **THE MELFORD APARTMENTS**  
Plots 289, 290, 291, 292, 293 & 294
- **THE BURGH**  
Plots 228(h), 229, 269 & 270(h)
- **THE ALDE**  
Plots 208, 209(h), 224, 230 & 242(h)
- **THE NAYLAND**  
Plot 288
- **THE SANTON (b)**  
Plots 150 & 151(h)

## 3 Bedroom Homes

- **THE BRETT**  
Plots 214(h), 215, 263(h) & 264
- **THE BROOK**  
Plot 276
- **THE ELDER**  
Plots 213, 216(h), 262 & 265(h)
- **THE SUTTON**  
Plots 222(h), 254(h), 257(h) 267, 268, 272 & 275
- **THE BLYTH**  
Plot 231
- **THE LYNFORD**  
Plot 251
- **THE EATON**  
Plots 169, 170, 171, 210(h), 211(h), 212(h), 217(h), 218, 219(h), 220, 225, 226 & 227
- **THE NEDGING**  
Plots 200(h), 201, 202(h), 203, 204(h), 205, 206(h) & 207
- **THE BOURNE (b)**  
Plot 149

## 4 Bedroom Homes

- **THE BIXLEY**  
Plots 221, 255, 271 & 274(h)
- **THE STANFORD**  
Plot 256
- **THE KESWICK**  
Plots 223, 232(h), 259(h) & 260
- **THE HINGHAM**  
Plot 273
- **THE NELSON**  
Plots 252(h) & 258
- **THE HEACHAM**  
Plots 261 & 266

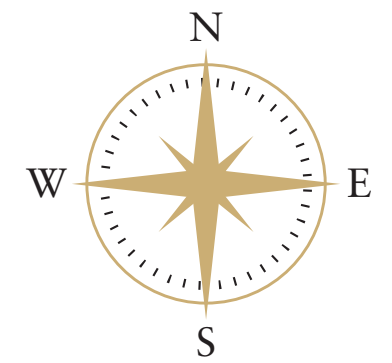
### Key

- **AFFORDABLE HOUSING**
- **SHARED OWNERSHIP**
- **WILDFLOWER AREAS\***
- **S/S SUB STATION**
- **R/S REFUSE STORE**
- **(b) BUNGALOWS**
- **V VISITOR PARKING**
- **B/S BIN STORE**
- **C/S CYCLE STORE**
- **(h) HANDED PLOT**
- **GPRI GAS INSTALLATION**



Development released in phases. Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer generated images, floor plans, configuration and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Development layout not to scale. This is indicative and liable to change.

\*These areas are seeded with a wildflower mix to enhance biodiversity and will take time to mature.







HOPKINS  
HOMES



The Alde



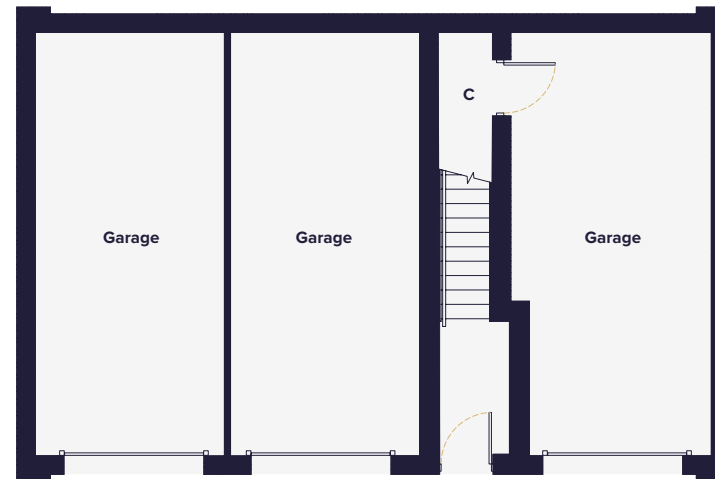


# The Alde

## TWO BEDROOM HOUSE

Plots 58(h), 72, 73(h), 134(h), 138 & 208

Ground floor



First floor



Kitchen	4.14m x 2.40m	13'7" x 7'11"
Living/Dining Area	5.19m x 4.55m	17'0" x 14'11"
Master Bedroom	3.94m x 3.52m	12'11" x 11'7"
Bedroom 2	3.35m x 2.29m	11'0" x 7'6"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- Indicates reduced head height for all Plots excluding Plots 58 & 208
- ☐ Velux window
- AC Airing cupboard
- (h) Plot is handed

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Bixley





# The Bixley

## FOUR BEDROOM HOUSE

Plots 17, 24, 96, 130, 131, 255(h), 271 & 274(h)

Ground floor



First floor



Kitchen/Dining Area	5.57m x 2.95m	18'4" x 9'8"
Living Room	5.57m x 3.31m	18'4" x 10'10"
Utility	2.20m x 1.95m	7'3" x 6'5"
Master Bedroom	3.42m x 3.38m	11'3" x 11'1"
Bedroom 2	3.88m x 3.11m	12'9" x 10'3"
Bedroom 3	3.38m x 3.01m	11'1" x 9'10"
Bedroom 4	3.06m x 2.10m	10'1" x 6'11"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- ⋯ Indicates reduced head height below 1.5m
- ☐ Velux window
- AC Airing cupboard
- (h) Plot is handed
- ☑ Gas fire to Plot 17 only

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Bourne





# The Bourne

## THREE BEDROOM BUNGALOW

Plots 116(h), 117(h) & 149



Kitchen/Dining Area	5.24m x 4.29m	17'2" x 14'1"	
Living Room	5.85m x 4.20m	19'2" x 13'9"	
Master Bedroom	4.11m x 3.94m	13'6" x 12'11"	W Wardrobe
Bedroom 2	3.91m x 2.77m	12'10" x 9'1"	C Cupboard
Bedroom 3	3.30m x 2.84m	10'10" x 9'4"	▶ Denotes where dimensions are taken from
			AC Airing cupboard
			(h) Plot is handed

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Brett



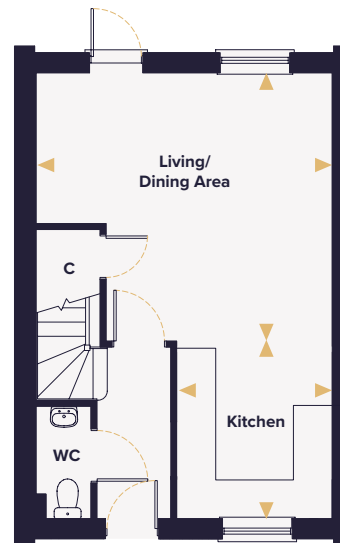


# The Brett

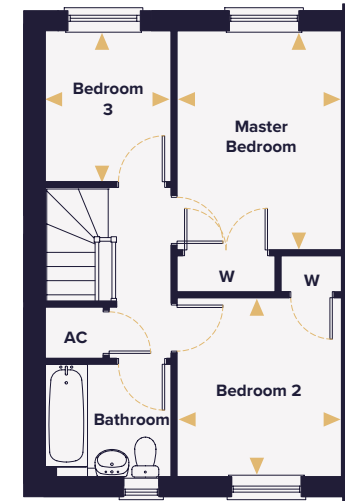
## THREE BEDROOM HOUSE

Plots 8(h), 9 & 70(h)

Ground floor



First floor



Kitchen	2.94m x 2.57m	9'8" x 8'5"
Living/Dining Area	4.90m x 4.44m	16'1" x 14'7"
Master Bedroom	3.63m x 2.72m	11'11" x 8'11"
Bedroom 2	2.96m x 2.72m	9'9" x 8'11"
Bedroom 3	2.51m x 2.08m	8'3" x 6'10"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Buckthorn Apartments





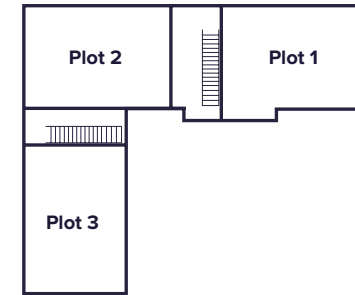
# The Buckthorn Apartments

## TWO BEDROOM APARTMENT

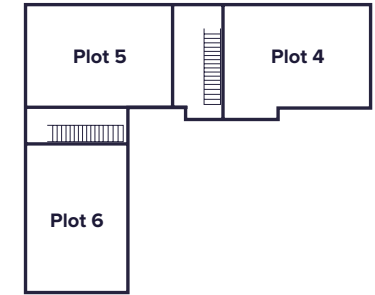
Plots 1(h), 2, 3(h), 4(h), 5, 6(h), 295(h), 296, 297(h), 298(h), 299 & 300(h)



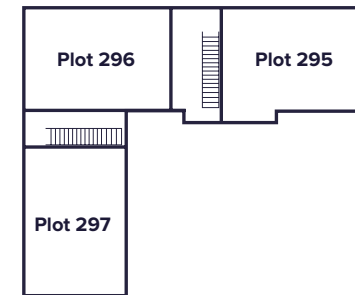
Ground floor



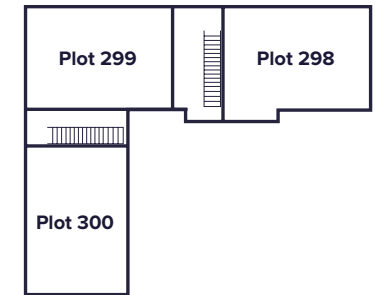
First floor



Ground floor



First floor



Living/Dining Area	3.90m x 3.62m	12'10" x 11'11"
Kitchen	3.62m x 2.40m	11'11" x 7'11"
Master Bedroom	3.44m x 2.96m	11'4" x 9'9"
Bedroom 2	3.14m x 2.36m	10'4" x 7'9"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Burgh



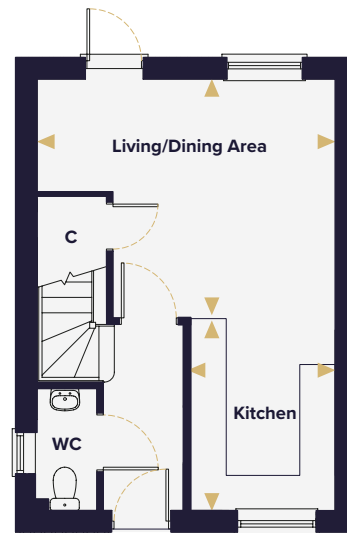


# The Burgh

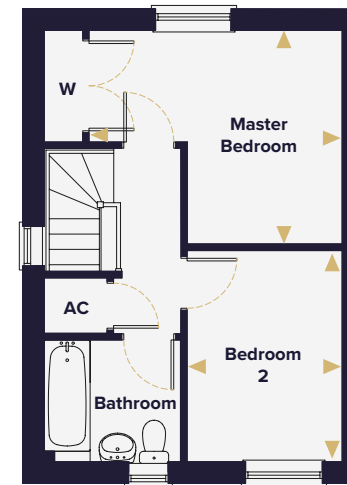
## TWO BEDROOM COTTAGE

Plots 14, 15(h), 34, 35(h), 228(h), 229, 269 & 270(h)

Ground floor



First floor



Kitchen	2.99m x 2.29m	9'10" x 7'6"
Living/Dining Area	4.55m x 3.59m	14'11" x 11'10"
Master Bedroom	3.77m x 3.27m	12'5" x 10'9"
Bedroom 2	3.21m x 2.39m	10'7" x 7'10"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Eaton





# The Eaton

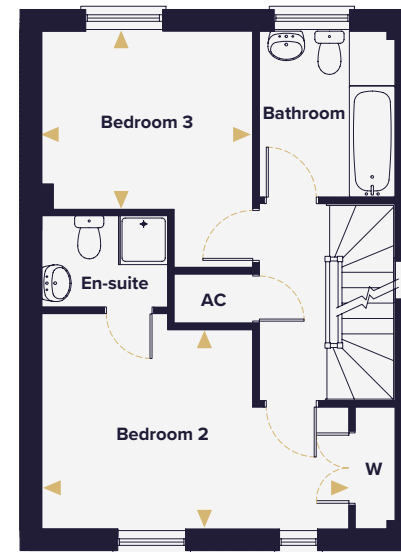
## THREE BEDROOM HOUSE

Plots 92(h), 93(h), 94(h), 95(h), 135(h), 136(h), 137, 138, 169, 170 & 171

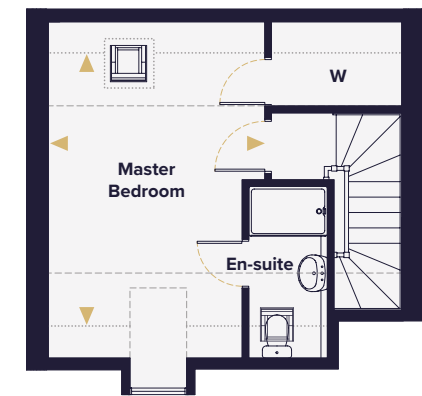
Ground floor



First floor



Second floor



Kitchen/Dining Area	5.40m x 2.62m	17'9" x 8'7"
Living Room	4.88m x 3.33m	16'0" x 10'11"
Master Bedroom	4.17m x 3.31m	13'8" x 10'10"
Bedroom 2	4.69m x 3.05m	15'5" x 10'0"
Bedroom 3	3.22m x 2.72m	10'7" x 8'11"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- - - Indicates reduced head height
- ⋯⋯ Indicates reduced head height below 1.5m
- ☐ Velux window
- AC Airing cupboard
- (h) Plot is handed

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Fynn





# The Fynn

## FOUR BEDROOM HOUSE

Plots 102, 164 & 253

Ground floor



First floor



Kitchen/Dining Area	6.51m x 3.85m	21'4" x 12'8"
Living Room	5.90m x 3.94m	19'4" x 12'11"
Utility	2.23m x 1.90m	7'4" x 6'3"
Study	3.33m x 2.12m	10'11" x 6'11"
Master Bedroom	3.93m x 3.84m	12'11" x 12'7"
Bedroom 2	3.86m x 3.34m	12'8" x 11'0"
Bedroom 3	3.39m x 3.33m	11'1" x 10'11"
Bedroom 4	2.98m x 2.46m	9'9" x 8'1"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- ☐ Fireplace

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Heacham





# The Heacham

## FOUR BEDROOM HOUSE

Plots 18, 19 & 266(h)

Ground floor



First floor



Kitchen	5.27m x 3.20m	17'3" x 10'6"
Dining Area	3.68m x 3.20m	12'1" x 10'6"
Living Room	4.70m x 3.72m	15'5" x 12'2"
Utility	2.27m x 1.65m	7'5" x 5'5"
Study	2.99m x 2.95m	9'10" x 9'8"
Master Bedroom	3.72m x 3.68m	12'2" x 12'1"
Bedroom 2	3.35m x 3.26m	11'0" x 10'9"
Bedroom 3	3.57m x 2.79m	11'9" x 9'2"
Bedroom 4	3.21m x 2.82m	10'6" x 9'3"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Melford Apartments





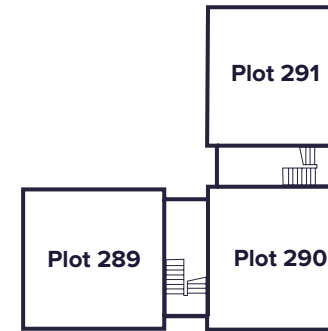
# The Melford Apartments

## TWO BEDROOM APARTMENT

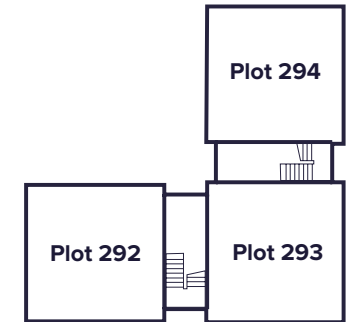
Plots 289, 290(h), 291(h), 292, 293(h) & 294(h)



Ground floor



First floor



Living/Dining Area	4.49m x 3.67m	14'9" x 12'1"
Kitchen	2.80m x 2.45m	9'2" x 8'1"
Master Bedroom	3.45m x 3.06m	11'4" x 10'0"
Bedroom 2	3.00m x 2.75m	9'10" x 9'0"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Nayland



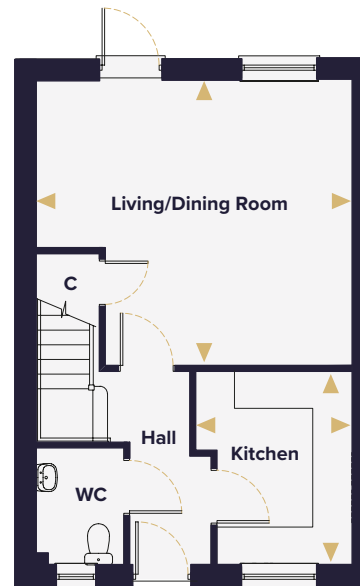


# The Nayland

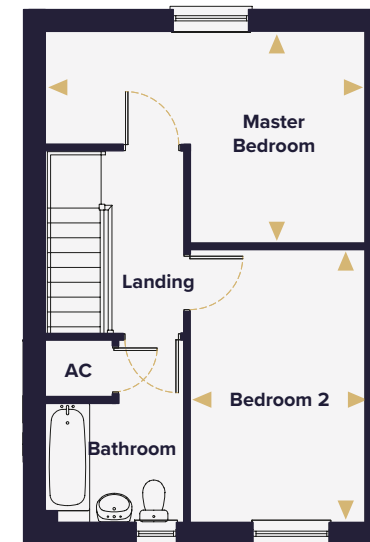
## TWO BEDROOM HOUSE

Plots 37, 38, 40, 41(h), 43, 44, 46(h), 47(h), 49, 79, 80(h) & 288

Ground floor



First floor



Living/Dining Room	5.06m x 4.58m	16'7" x 15'1"
Kitchen	3.10m x 2.50m	10'2" x 8'3"
Master Bedroom	5.06m x 3.37m	16'7" x 11'1"
Bedroom 2	4.31m x 2.77m	14'2" x 9'1"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Nedging



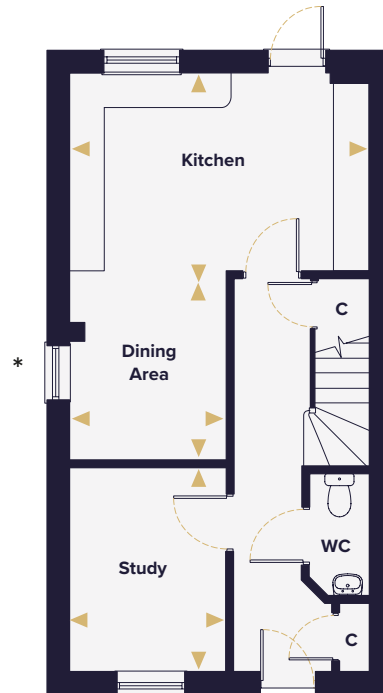


# The Nedging

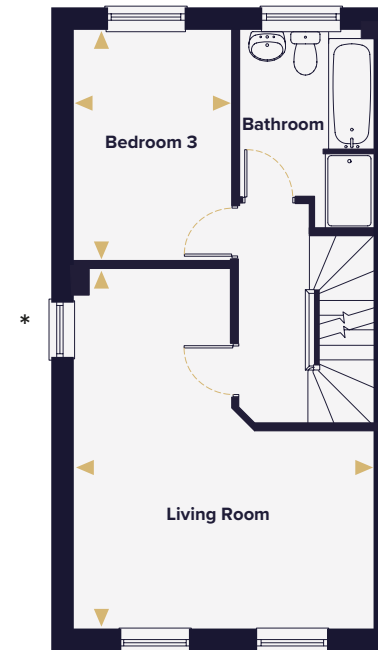
## THREE BEDROOM HOUSE

Plot 200(h), 201, 202(h), 203, 204(h), 205, 206(h) & 207

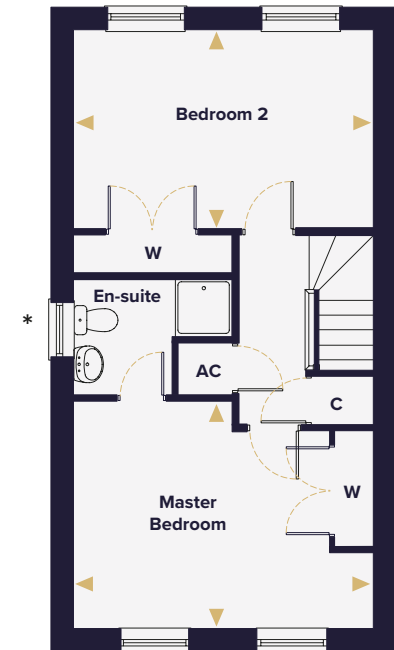
Ground floor



First floor



Second floor



Kitchen	4.71m x 3.11m	15'5" x 10'3"
Dining Area	2.96m x 2.47m	9'9" x 8'1"
Living Room	5.69m x 4.71m	18'8" x 15'5"
Study	3.23m x 2.47m	10'7" x 8'1"
Master Bedroom	4.71m x 3.59m	15'5" x 11'9"
Bedroom 2	4.71m x 3.11m	15'5" x 10'3"
Bedroom 3	3.61m x 2.49m	11'10" x 8'2"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed
- \* Windows to Plots 200, 203, 204 and 207.

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Nelson





# The Nelson

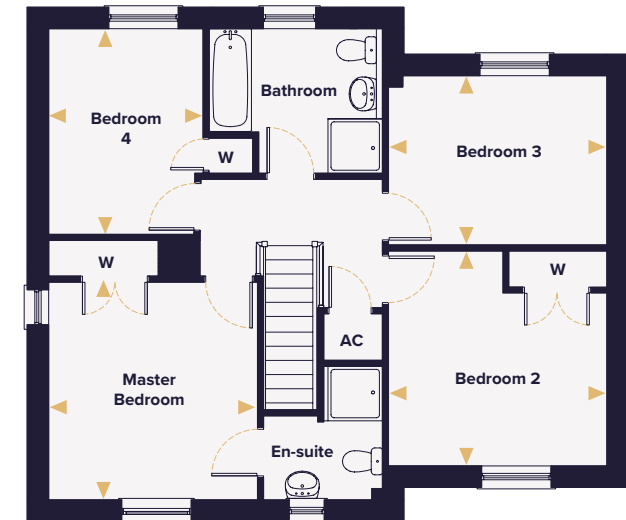
## FOUR BEDROOM HOUSE

Plots 64, 84, 109, 111 & 148

Ground floor



First floor



Kitchen/Breakfast Area	5.34m x 3.57m	17'6" x 11'8"
Living Room	5.52m x 4.04m	18'1" x 13'3"
Dining Room	3.60m x 3.46m	11'10" x 11'4"
Master Bedroom	3.60m x 3.46m	11'10" x 11'4"
Bedroom 2	3.62m x 3.56m	11'10" x 11'8"
Bedroom 3	3.62m x 2.80m	11'10" x 9'2"
Bedroom 4	3.40m x 2.56m	11'2" x 8'5"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Peony





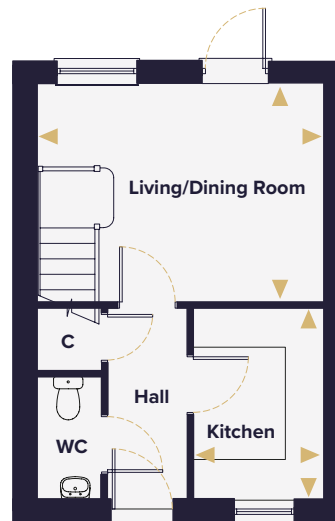


# The Peony

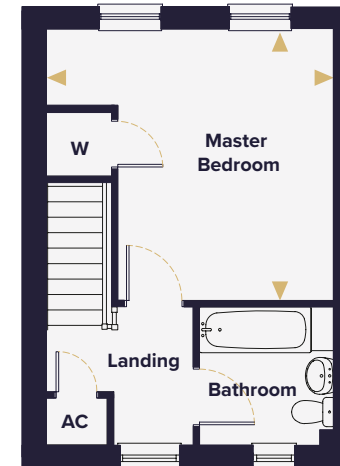
## ONE BEDROOM HOUSE

Plots 36(h), 50(h), 51(h), 286 & 287

Ground floor



First floor



Living/Dining Room	4.41m x 3.32m	14'6" x 10'11"
Kitchen	2.90m x 2.00m	9'6" x 6'7"
Master Bedroom	4.41m x 4.12m	14'6" x 13'6"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Santon





# The Santon

## TWO BEDROOM BUNGALOW

Plots 115(h), 118(h), 150 & 151(h)



Kitchen	2.93m x 2.76m	9'8" x 9'1"	
Living/Dining Area	5.68m x 3.83m	18'8" x 12'7"	W Wardrobe
Master Bedroom	4.08m x 3.25m	13'5" x 10'8"	▶ Denotes where dimensions are taken from
Bedroom 2	3.52m x 3.52m	11'7" x 11'6"	AC Airing cupboard
			(h) Plot is handed

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





HOPKINS  
HOMES



The Sutton







# The Sutton

## THREE BEDROOM HOUSE

Plots 12, 13(h), 23(h), 59, 60(h), 62(h), 97(h), 98, 99(h), 100, 101(h), 103, 104(h), 129, 254, 267(h), 268, 272(h) & 275

Ground floor

First floor



Kitchen/Dining Area	5.40m x 2.82m	17'9" x 9'3"
Living Room	4.68m x 3.33m	15'4" x 10'11"
Master Bedroom	3.98m x 3.33m	13'1" x 10'11"
Bedroom 2	3.88m x 3.11m	12'9" x 10'3"
Bedroom 3	2.93m x 2.82m	9'7" x 9'3"

- W Wardrobe
- C Cupboard
- ▶ Denotes where dimensions are taken from
- Indicates reduced head height
- .... Indicates reduced head height below 1.5m
- ☐ Velux window
- AC Airing cupboard
- (h) Plot is handed

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.





**HOPKINS  
HOMES**

# MILL GROVE

Stowmarket · Suffolk

In partnership with



Area map



Local map

Maps not to scale

## Travel times and distances

### By road to:

The A14	2.0 miles
Bury St Edmunds	15.5 miles
Ipswich	15.5 miles
Norwich	39.2 miles
Cambridge	43.1 miles
London Stansted Airport	64.6 miles
Central London	96.5 miles

### By rail to:

(From Stowmarket train station - 1.3 miles from Mill Grove)	
Ipswich	14 mins
Bury St Edmunds	20 mins
Norwich	32 mins
Cambridge	1 hr 6 mins
London Liverpool Street	1 hr 18 mins

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

Mill Grove Marketing Suite, Off Union Road, Stowmarket, Suffolk, IP14 1HL

Telephone: 01449 703916 Email: mill.grove@hopkinshomes.co.uk

Book your Appointment at:

**hopkinshomes.co.uk**

Hopkins Homes, Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ

Telephone: 01394 446800 Fax: 01394 389605

**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 Mill Grove 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. All details are correct at time of printing. Designed and produced by Trident Marketing Anglia Ltd 01473 823700 [www.tridentmarketinguk.com](http://www.tridentmarketinguk.com).