



HOPKINS  
HOMES

## MILL GROVE

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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.





## 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' 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



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.





Bury St Edmunds



Stowmarket High Street



Ipswich Waterfront



View From Mill Grove

## 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 hosteleries 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.



# Specification.

## Kitchens

- Choice of kitchen cupboards and worktops
- Bosch oven, hob and hood fitted as standard to certain plots
- Range cooker, hood and stainless steel splashback as fitted standard to certain plots
- Plumbing for washing machine and dishwasher where possible
- Choice of Porcelanosa wall and floor tiles from our selected range\*

## Plumbing

- Single or dual zone central heating
- White Roca sanitaryware throughout with chrome-effect mixer taps
- Outside tap to certain plots

## Wall tiling

- Kitchen – between worktop and wall cupboards\*
- Bathroom & en-suite - Full height tiling to bath and shower. Half height tiling to wet walls. Tiled window sill where applicable
- Cloakroom – splashback to hand basin and tiled window sill where applicable
- Tile trim where applicable

## Other items

- Coving to certain areas
- Loft light where applicable
- Feature fireplace included to selected plots
- Multi-point locks to external doors
- All internal walls painted in matt emulsion

## Electrical

- Superfast FTTP broadband
- Mains wired smoke detector to all homes
- Mains wired carbon monoxide detectors to plots with fireplaces or gas appliances
- Media plate to living room
- TV points to living room, study and all bedrooms
- Data points to living room
- Outside lighting to front and rear on certain plots

## Joinery

- Moulded skirting and architraves painted white
- Timber staircase to certain plots, painted white
- Timber double-glazed windows as standard
- Four-panel internal doors with chrome-effect handles
- Fitted wardrobes to certain bedrooms

## Exterior

- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled
- Timber fencing and garden gate to certain plots
- Patio to all gardens in buff riven slabs
- Lighting and double power socket to certain garages
- External light to front door where applicable

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 plot specific information. Photography depicts previous Hopkins Group developments. Cloakroom splashback tile from matching range to either kitchen, bathroom or en-suite.

\*Not applicable when upgrading work surfaces with upstand.





# Mill Grove.

STOWMARKET, SUFFOLK

## 1 Bedroom Homes

- THE PEONY**  
Plots 50(h), 51(h), 286 & 287
- THE PEONY APARTMENTS**  
Plots 52, 53(h), 54, 55(h), 56 & 57(h)

## 2 Bedroom Homes

- THE BUCKTHORN APARTMENTS**  
Plots 1(h), 2, 3(h), 4(h), 5, 6(h), 295(h), 296(h), 297(h), 298(h), 299(h) & 300(h)
- THE MELFORD APARTMENTS**  
Plots 289, 290(h), 291(h), 292, 293(h) & 294(h)
- THE BURGH**  
Plots 14, 15(h), 34, 35(h), 228(h), 229, 269 & 270(h)
- THE ALDE**  
Plots 58, 208(h), 209(h), 224, 230 & 242(h)
- THE NAYLAND**  
Plots 49, 233, 234, 235 & 288
- THE FINNINGHAM**  
Plot 48
- THE SANTON (b)**  
Plots 150 & 151(h)

## 3 Bedroom Homes

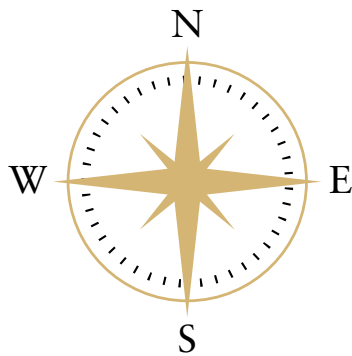
- THE BRETT**  
Plots 8, 9(h), 214(h), 215, 263(h) & 264
- THE BROOK**  
Plots 7, 10(h), 11, 33, 213, 216(h), 262, 265(h) & 276
- THE SUTTON**  
Plots 12, 13(h), 23(h), 59, 60(h), 62(h), 222(h), 254, 257(h), 267(h), 268, 272(h) & 275
- THE BLYTH**  
Plots 30, 63(h), 141 & 231

- THE LYNFORD**  
Plot 251
- THE EATON**  
Plots 169, 170, 171, 210, 211, 212, 217, 218(h), 219, 220(h), 225(h), 226(h) & 227(h)
- THE NEDGING**  
Plots 200(h), 201, 202(h), 203, 204(h), 205, 206(h) & 207
- THE BOURNE (b)**  
Plot 149
- THE BIXLEY**  
Plots 17, 24, 96, 221(h), 255(h), 271 & 274(h)
- THE STANFORD**  
Plot 256
- THE ROXHAM**  
Plots 25 & 61(h)
- THE KESWICK**  
Plots 21, 22(h), 26(h), 28(h), 29, 223, 232(h), 259(h) & 260
- THE HINGHAM**  
Plots 16 & 273
- THE NELSON**  
Plots 64, 84, 252(h) & 258
- THE HEACHAM**  
Plots 18, 19, 261 & 266(h)
- THE FYNN**  
Plot 253
- THE SPINDLE**  
Plots 20 & 27(h)

## 4 Bedroom Homes

### Key

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



Marketing Suite and Show Home

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.



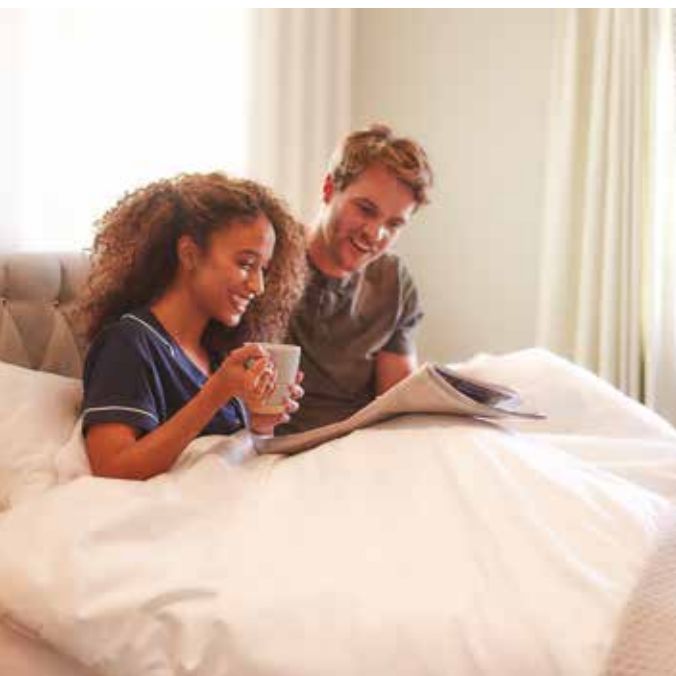


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The Melford Apartments





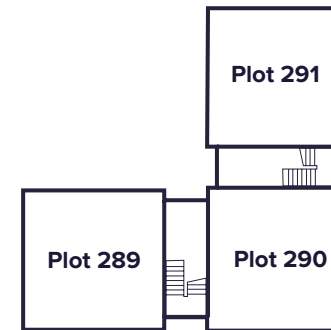
# The Melford Apartments

## TWO BEDROOM APARTMENT

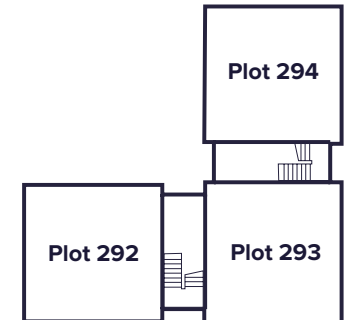
Plots 289, 290(h), 291(h), 292, 293(h) & 294(h)



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

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The Buckthorn Apartments





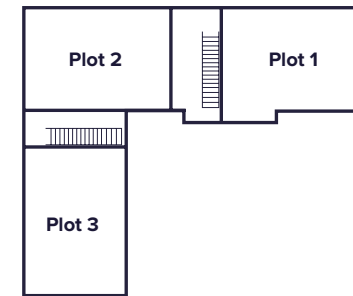
# The Buckthorn Apartments

## TWO BEDROOM APARTMENT

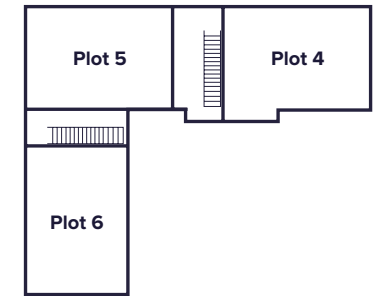
Plots 1(h), 2, 3(h), 4(h), 5, 6(h), 295(h), 296, 297(h), 298(h), 299 & 300(h)



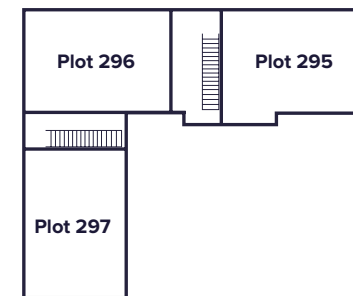
Ground floor



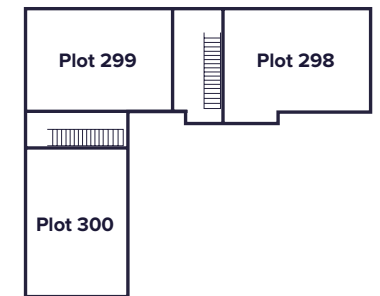
First floor



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
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- AC Airing cupboard
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The Peony





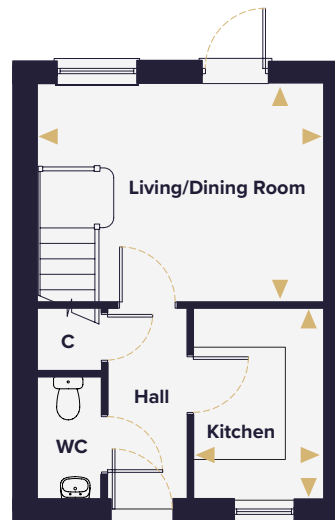


# The Peony

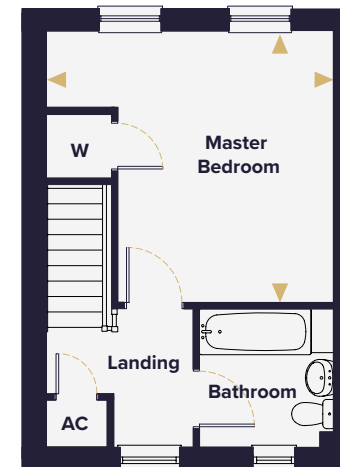
## ONE BEDROOM HOUSE

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
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The Nayland



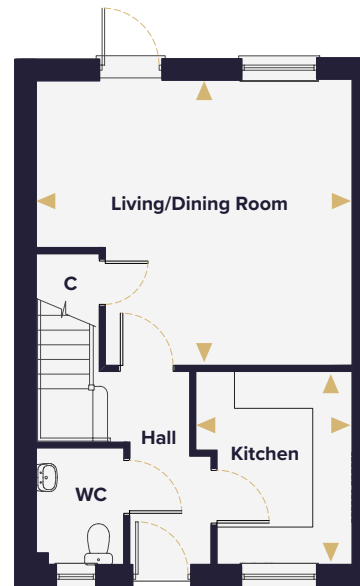


# The Nayland

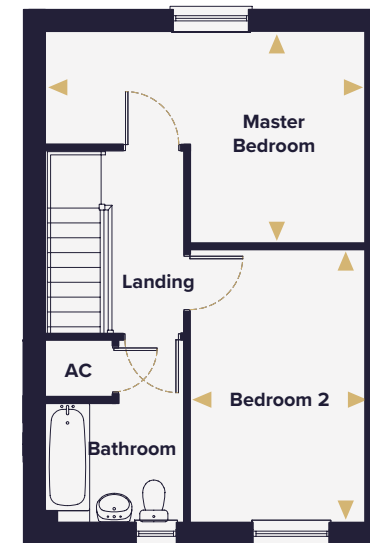
## TWO BEDROOM HOUSE

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

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The Brook





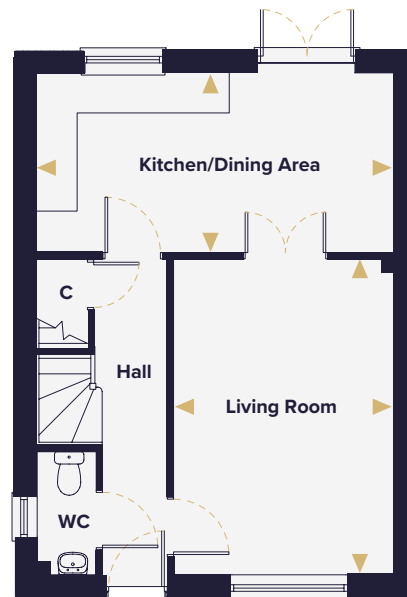


# The Brook

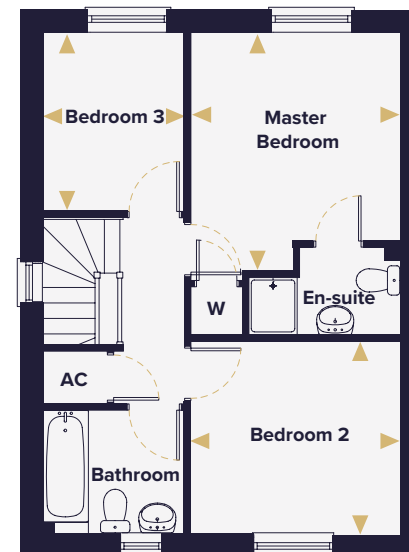
## THREE BEDROOM HOUSE

Plots 7, 10(h), 11, 33, 69, 71(h), 120, 121, 122 & 276

Ground floor



First floor



Living Room	4.78m x 3.33m	15'8" x 10'11"
Kitchen/Dining Area	5.40m x 2.72m	17'9" x 8'11"
Master Bedroom	3.63m x 3.14m	11'11" x 10'4"
Bedroom 2	3.14m x 2.91m	10'4" x 9'6"
Bedroom 3	2.72m x 2.16m	8'11" x 7'1"

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

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The Burgh



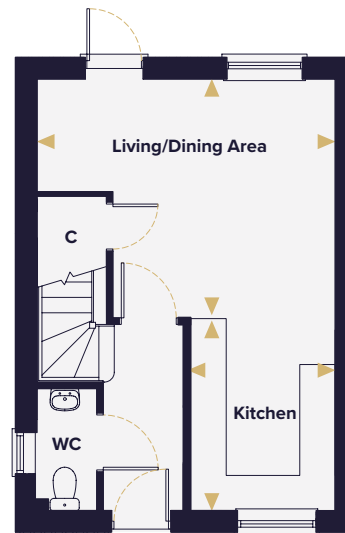


# The Burgh

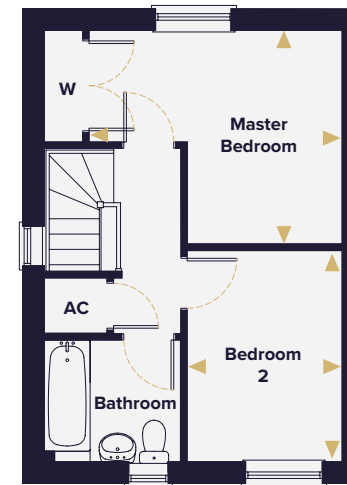
## TWO BEDROOM COTTAGE

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"	W Wardrobe
Living/Dining Area	4.55m x 3.59m	14'11" x 11'10"	C Cupboard
Master Bedroom	3.77m x 3.27m	12'5" x 10'9"	▶ Denotes where dimensions are taken from
Bedroom 2	3.21m x 2.39m	10'7" x 7'10"	AC Airing cupboard
			(h) Plot is handed

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The Alde



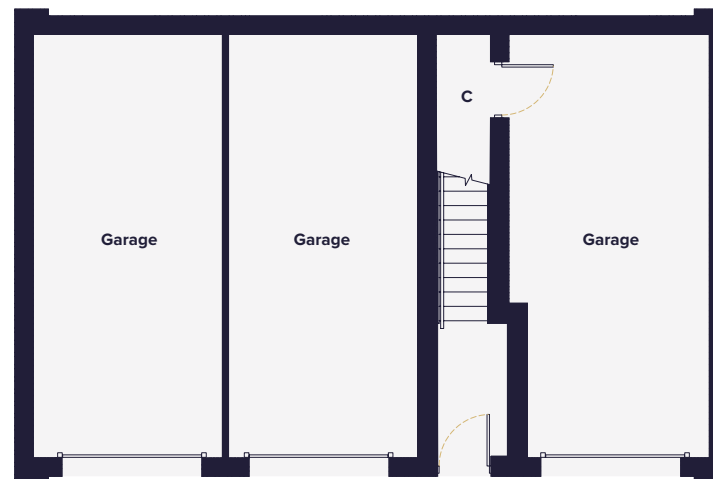


# The Alde

## 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

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The Brett



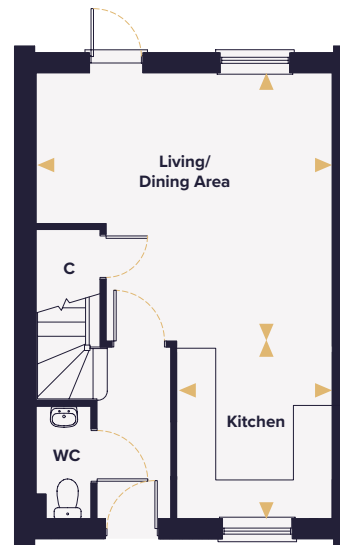


## The Brett

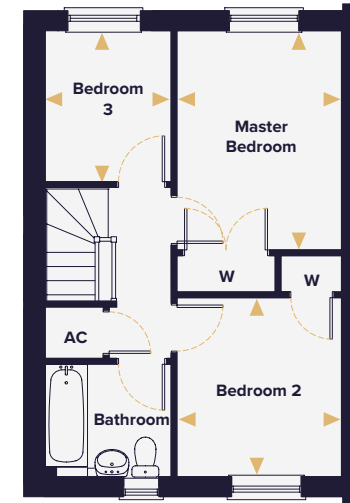
### THREE BEDROOM HOUSE

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

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

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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

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The Eaton





# The Eaton

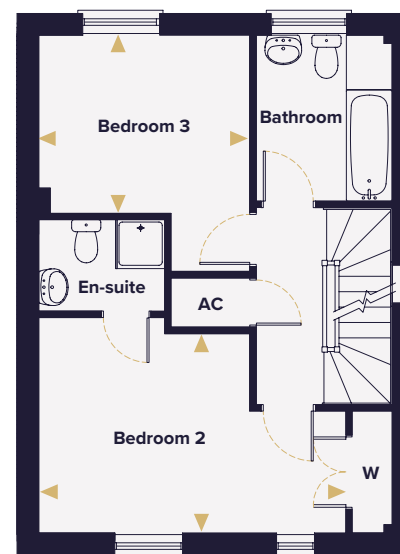
## THREE BEDROOM HOUSE

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

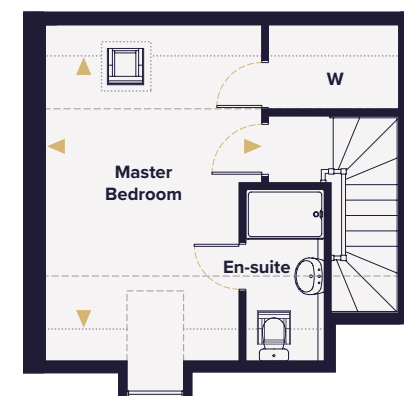
Ground floor



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

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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

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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"	
Bedroom 2	3.91m x 2.77m	12'10" x 9'1"	
Bedroom 3	3.30m x 2.84m	10'10" x 9'4"	
			W Wardrobe
			C Cupboard
			► Denotes where dimensions are taken from
			AC Airing cupboard
			(h) Plot is handed

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The Liston







# The Liston

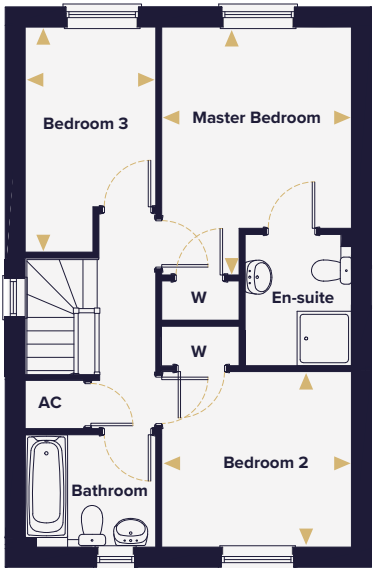
## THREE BEDROOM HOUSE

Plots 39, 42 & 45

Ground floor



First floor



Living Room	4.78m x 3.25m	15'8" x 10'8"
Kitchen/Dining Room	5.40m x 3.72m	17'9" x 12'3"
Master Bedroom	4.10m x 3.14m	13'5" x 10'4"
Bedroom 2	3.14m x 2.90m	10'4" x 9'6"
Bedroom 3	3.72m x 2.16m	12'3" x 7'1"

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

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The Blyth



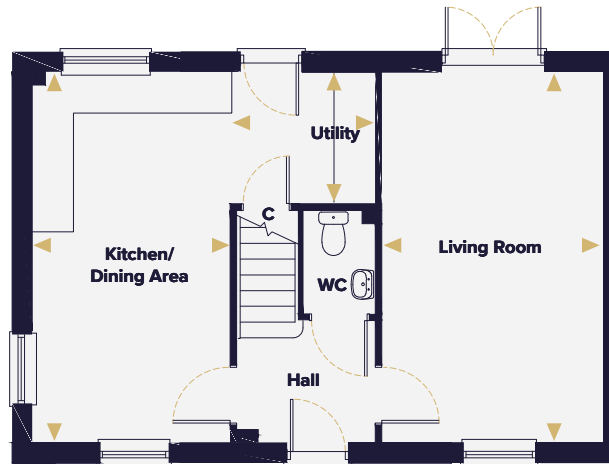


# The Blyth

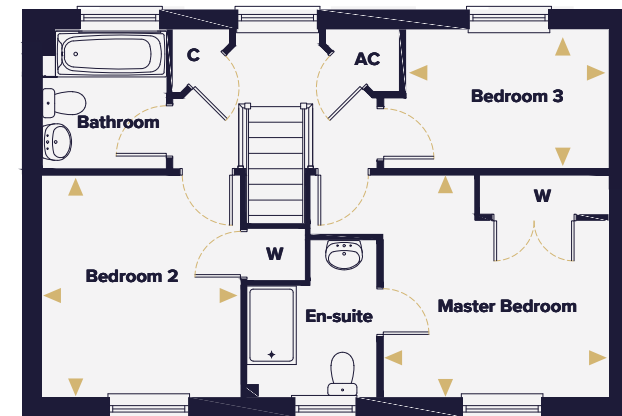
## THREE BEDROOM HOUSE

Plots 30, 63(h), 141 & 231

Ground floor



First floor



Living Room	5.57m x 3.31m	18'4" x 10'10"
Kitchen/Dining Area	5.57m x 2.95m	18'4" x 9'8"
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	3.38m x 3.01m	11'1" x 9'10"
Bedroom 3	3.06m x 2.10m	10'1" x 6'11"

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

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The Lynford



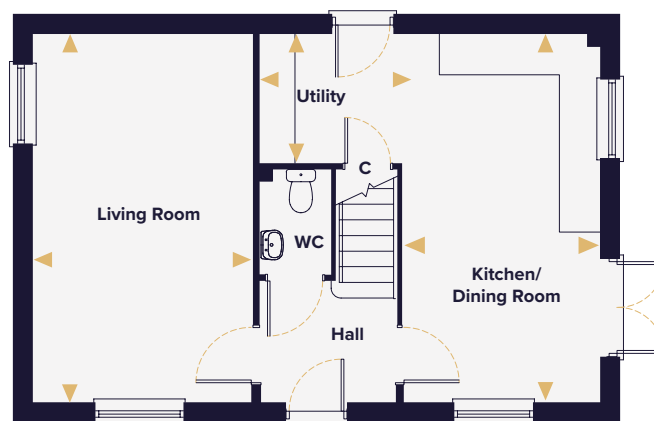


# The Lynford

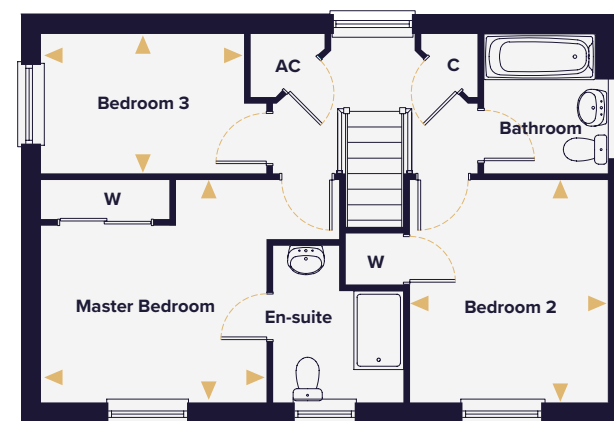
## THREE BEDROOM HOUSE

Plot 140

Ground floor



First floor



Kitchen/Dining Area	5.58m x 2.95m	18'4" x 9'8"
Living Room	5.58m 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	3.38m x 3.01m	11'1" x 9'10"
Bedroom 3	3.06m x 2.11m	10'1" x 6'11"

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

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The Nedging



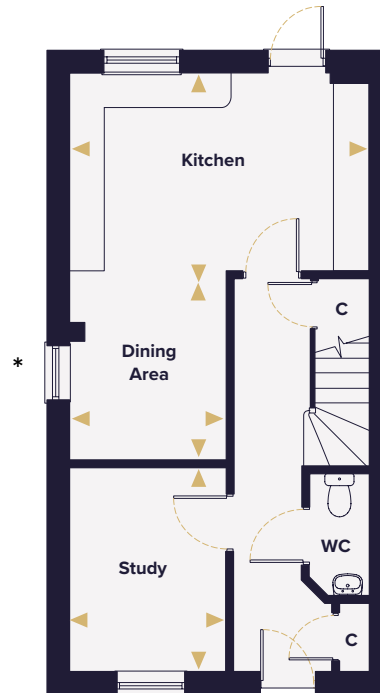


# The Nedging

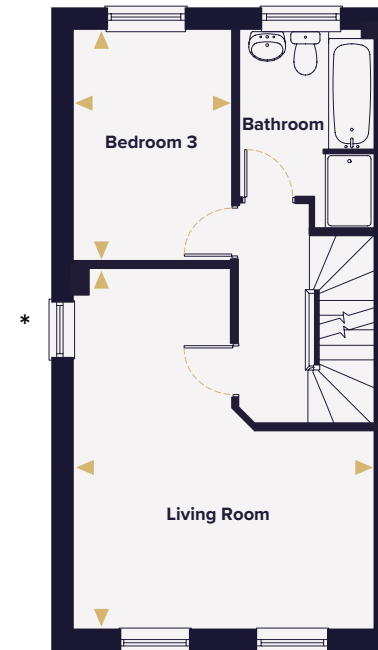
## THREE BEDROOM HOUSE

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

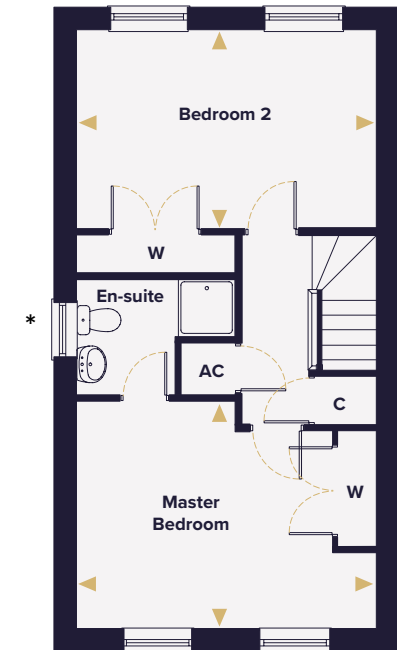
Ground floor



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.

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The Roxham





# The Roxham

## FOUR BEDROOM HOUSE

Plots 25 & 61(h)

Ground floor



First floor



Living Room	5.57m x 3.31m	18'4" x 10'10"
Kitchen	3.77m x 2.95m	12'4" x 9'8"
Breakfast Area	3.45m x 3.34m	11'4" x 11'0"
Study	2.95m x 1.87m	9'8" x 6'1"
Master Bedroom	3.32m x 3.29m	10'11" x 10'9"
Bedroom 2	3.41m x 2.96m	11'2" x 9'9"
Bedroom 3	3.51m x 3.34m	11'6" x 11'0"
Bedroom 4	2.66m x 2.07m	8'9" x 6'10"

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

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HOPKINS  
HOMES



The Keswick



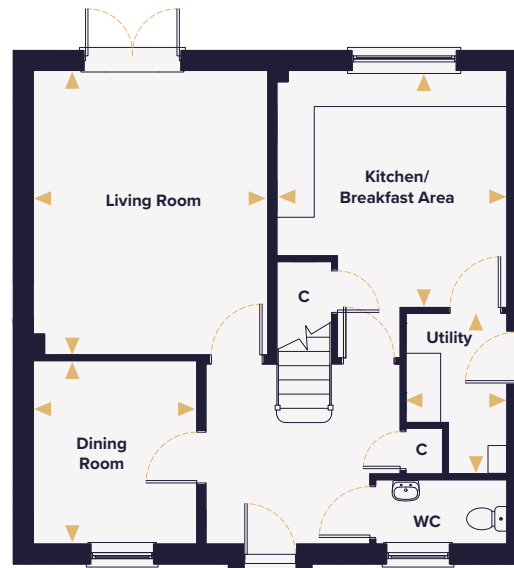


# The Keswick

## FOUR BEDROOM HOUSE

Plots 21, 22(h), 26(h), 28(h), 29, 107, 108, 110(h), 133(h), 146 & 147(h)

Ground floor



First floor



Kitchen/Breakfast Area	3.92m x 3.80m	12'10" x 12'6"
Living Room	4.70m x 3.87m	15'5" x 12'9"
Dining Room	3.03m x 2.70m	9'11" x 8'10"
Utility	2.66m x 1.67m	8'8" x 5'6"
Master Bedroom	4.30m x 3.17m	14'1" x 10'5"
Bedroom 2	2.91m x 2.85m	9'7" x 9'4"
Bedroom 3	3.30m x 2.73m	10'10" x 9'0"
Bedroom 4	3.04m x 2.47m	10'0" x 8'1"

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

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HOMES



The Hingham



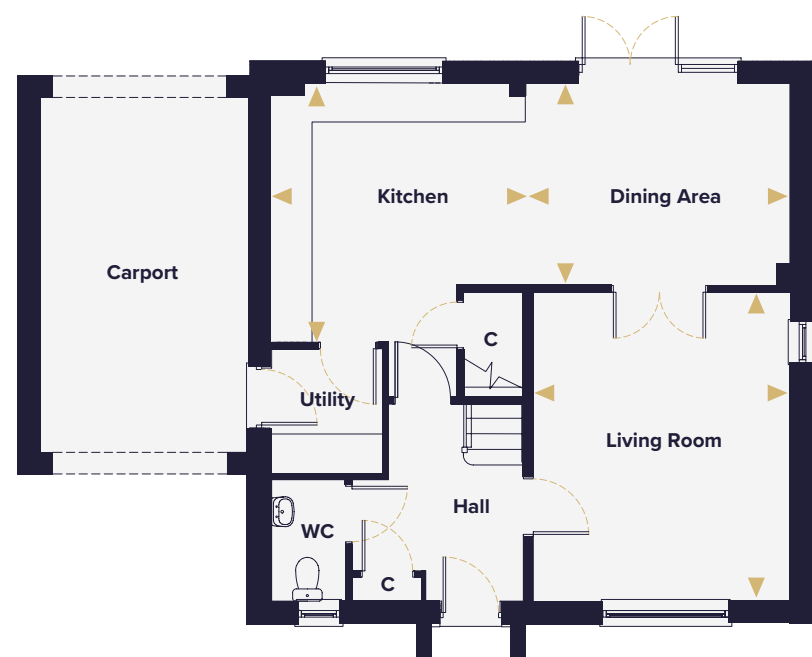


# The Hingham

## FOUR BEDROOM HOUSE

Plots 16, 132 & 273

Ground floor



First floor



Living Room	4.67m x 3.87m	15'4" x 12'9"
Kitchen	3.92m x 3.84m	12'10" x 12'7"
Dining Area	3.99m x 3.06m	13'1" x 10'1"
Master Bedroom	3.90m x 3.17m	12'10" x 10'5"
Bedroom 2	3.88m x 3.11m	12'9" x 10'3"
Bedroom 3	3.13m x 3.02m	10'3" x 9'11"
Bedroom 4	3.15m x 2.91m	10'4" x 9'7"

- 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
- \* Fireplace to Plot 273

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HOPKINS  
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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

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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

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HOPKINS  
HOMES



The Kersey





## The Kersey

### TWO BEDROOM BUNGALOW

Plots 31, 32(h), 78(h), 87, 88(h), 89(h), 90 & 91(h)



Living Room	5.04m x 4.69m	16'6" x 15'5"	W Wardrobe
Kitchen/Dining Area	4.74m x 3.64m	15'7" x 11'11"	C Cupboard
Master Bedroom	3.90m x 3.46m	12'10" x 11'4"	► Denotes where dimensions are taken from
Bedroom 2	4.58m x 3.00m	15'0" x 9'10"	AC Airing cupboard
			(h) Plot is handed

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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

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The Spindle





# The Spindle

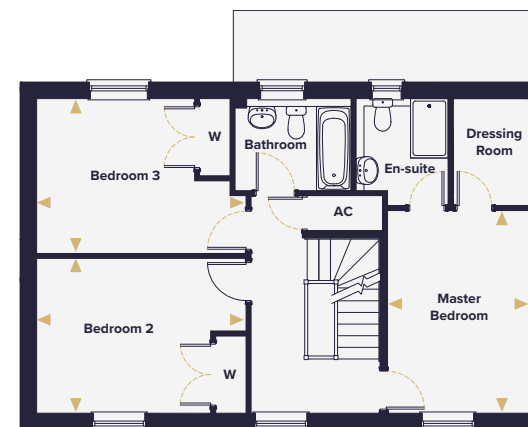
## FOUR BEDROOM HOUSE

Plots 20 & 27(h)

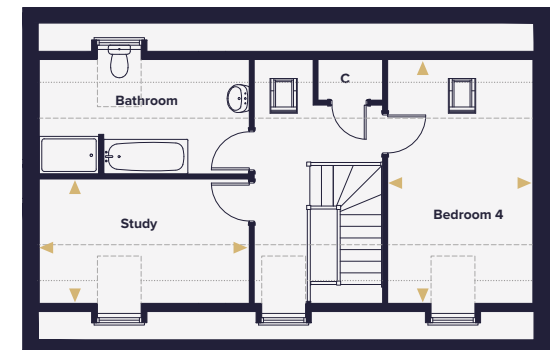
Ground floor



First floor



Second floor



Kitchen/Dining Area	6.41m x 3.86m	21'0" x 12'8"
Living Room	6.36m x 4.20m	20'10" x 13'9"
Utility	2.92m x 1.66m	9'7" x 5'5"
Master Bedroom	4.10m x 2.89m	13'5" x 9'6"
Bedroom 2	4.23m x 3.13m	13'11" x 10'3"
Bedroom 3	4.23m x 3.13m	13'11" x 10'3"
Bedroom 4	4.93m x 2.94m	16'2" x 9'8"
Study	4.24m x 2.51m	13'11" x 8'3"

- 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

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# 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](http://hopkinshomes.co.uk)

Hopkins Homes, Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ  
Telephone: 01394 446800 Fax: 01394 389605



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