



Abbots Vale

BURY ST EDMUNDS

TRADITIONALLY DESIGNED 2, 3, 4 & 5 BEDROOM HOMES

INTRODUCTION

A philosophy of craftsmanship, timeless design & *social responsibility.*

Abbots Vale offers a charming collection of 2, 3, 4, and 5-bedroom homes that are meticulously crafted within a vibrant community, honouring the rich heritage and distinctive landscape of Bury St Edmunds.

Discover homes designed with open-plan living and energy-efficiency in mind, maximising space and minimising costs*. With a variety of designs and styles to choose from, you'll find a home that's right for you – one that's new, compliant to the latest standards and above all, built to last.

We're not just building better for today, we're building better for generations to come.

*Source – data from the Home Builders Federation (HBF)
“Watt a Save” report. <https://www.hbf.co.uk/policy/wattasaves>.



The perfect
place to
call *home*.

Situated on the outskirts of Bury St Edmunds, between Newton Park and the picturesque Suffolk countryside, Abbots Vale seamlessly blends rural charm with modern living.

With acres of open space, a network of footpaths and cycleways, a children's play area, informal sports pitches and a proposed primary school on your doorstep, Abbots Vale is more than a development, it's a lifestyle choice. It's the perfect place to call home.

The best of *both worlds*.



Bury St Edmunds Cathedral

While Abbots Vale offers a peaceful retreat, the vibrant town of Bury St Edmunds is just moments away. Indulge in a wealth of amenities, from charming boutiques to delightful eateries, ensuring you're never far from the convenience of urban life.

Best known for its history and unique attractions, Bury St Edmunds is also the UK's most dog-friendly town. You'll be able to walk through the popular Abbey Gardens showcasing ruins of the former Benedictine Abbey, its landscaped gardens, play areas and tennis courts. There are lots of independent shops, cafés and restaurants to browse, along with all the well-known chains, and a bustling twice-weekly market.

Listed as one of Britain's top 20 foodie hot spots by The Telegraph, Bury St Edmunds is known as the food capital of Suffolk. Whether you're in the mood for fine dining, great pub grub, family-friendly restaurants or cute cafés – Bury St Edmunds has it all.

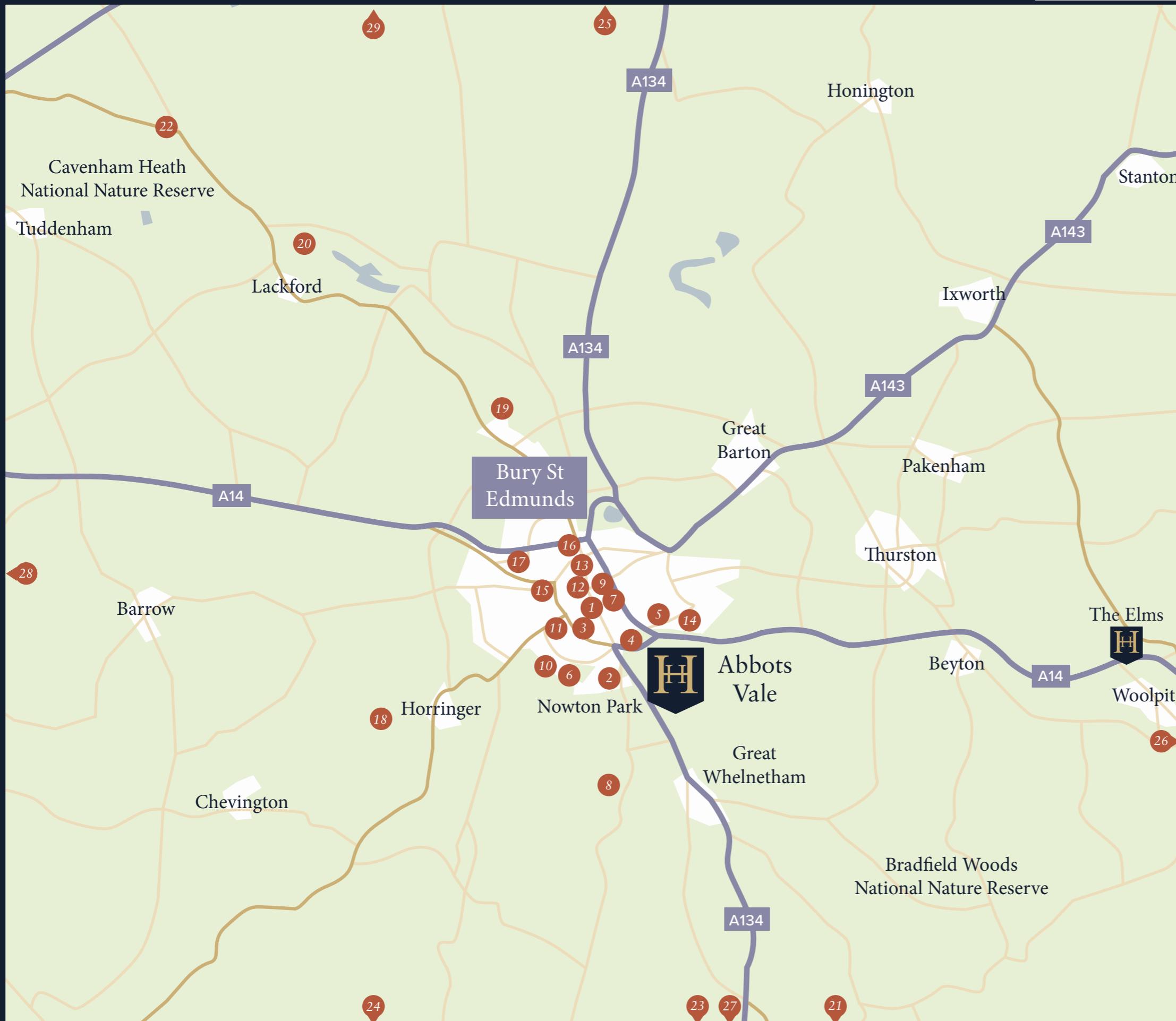


Boasting a rich brewing heritage, Greene King has dominated the town's beer production for the last two centuries. While The Nutshell, Britain's tiniest pub, has been quenching thirsts since 1867, it's just one of many charming establishments dotting the town.

For those seeking a more active pursuit, Newton Park offers a refreshing alternative. Just a short distance from Abbots Vale, this expansive green space features winding walkways, a spacious playground and various sports facilities, providing the perfect setting for a health-conscious day out.



Bury St Edmunds



Map not to scale.

Driving distances taken from google.co.uk/maps and are approximate only.

UNDER 5 MILES

1 Town Centre	1 mile
2 Southgate Community Centre	1.2 miles
3 Theatre Royal	1.2 miles
4 M&S Simply Food	1.2 miles
5 Sainsbury's	1.4 miles
6 Hardwick Heath	1.5 miles
7 St Edmundsbury Cathedral	1.5 miles
8 Newton Church	1.5 miles
9 Abbey Gardens	1.5 miles
10 West Suffolk Hospital	1.6 miles
11 Tesco Express	1.9 miles
12 Bury St Edmunds Market	1.9 miles
13 The arc Shopping Centre	2 miles
14 Moreton Hall Veterinary Centre	2 miles
15 Victoria Street Pharmacy	2.1 miles
16 Train Station	2.3 miles
17 Asda Superstore	3 miles
18 Ickworth House	4.5 miles

UNDER 10 MILES

19 Hengrave Hall	6.1 miles
20 West Stow Country Park	9.1 miles
21 Lavenham	9.5 miles

UNDER 20 MILES

22 Icklingham	10.6 miles
23 Long Melford	12 miles
24 Cavendish	13.4 miles
25 Thetford Forest	13.8 miles
26 Stowmarket	14.1 miles
27 Sudbury	15.4 miles
28 Newmarket	16.2 miles
29 Brandon Country Park	17 miles

Local schools.

Bury St Edmunds is home to a wide collection of pre-schools, primary schools, secondary schools, colleges, private schools and additional needs schools.



PRE-SCHOOLS AND PRIMARY SCHOOLS

Southgate Pre-school. 1.3 miles

AGES 2-5

Saint Edmunds Roman Catholic V.A. Primary School 1.8 miles

AGES 3-11

Great Whelnetham C of E. 2 miles

AGES 5-11

Ickworth Primary School. 4.2 miles

AGES 4-11

Hardwick Primary School. 1.3 miles

AGES 4-11

Guildhall Feoffment Community. 1.9 miles

AGES 5-11

Abbots Green Academy. 3 miles

AGES 2-11

Great Barton C of E. 4.9 miles

AGES 5-11

SECONDARY SCHOOLS

King Edward VI. 2.6 miles

AGES 11-16

Saint Benedict's Catholic. 3.9 miles

AGES 11-18

County High. 4 miles

AGES 11-16

West Suffolk College. 2.5 miles

Abbeygate Sixth Form College. 3.6 miles

AGES 16-19

PRIVATE SCHOOLS

South Lee Prep. 1.5 miles

AGES 0-13

Culford. 6.5 miles

AGES 1-18

Brookes UK. 8.1 miles

AGES 2-16

Riverwalk School. 1.8 miles

AGES 4-19

CONNECTIONS

Exploring what the country *has to offer.*

Positioned in the heart of Suffolk, Bury St Edmunds serves as an ideal hub for exploring the county's diverse attractions, with excellent transport links for both local and regional travel.

Whether it's the comprehensive bus, road or rail network, you are just a short journey away from exploring the best of Suffolk's charming towns, picturesque villages, and stunning countryside. From the medieval streets of Lavenham to the coastal beauty of Aldeburgh, or the bustling centre of Ipswich, Bury St Edmunds' excellent transport links put the entire county at your fingertips.

For those looking to explore further afield, Bury St Edmunds also offers convenient routes to cultural hubs like Cambridge, Norwich and London.

Just 31 miles west lies the vibrant city of Cambridge, a treasure trove of culture and history.

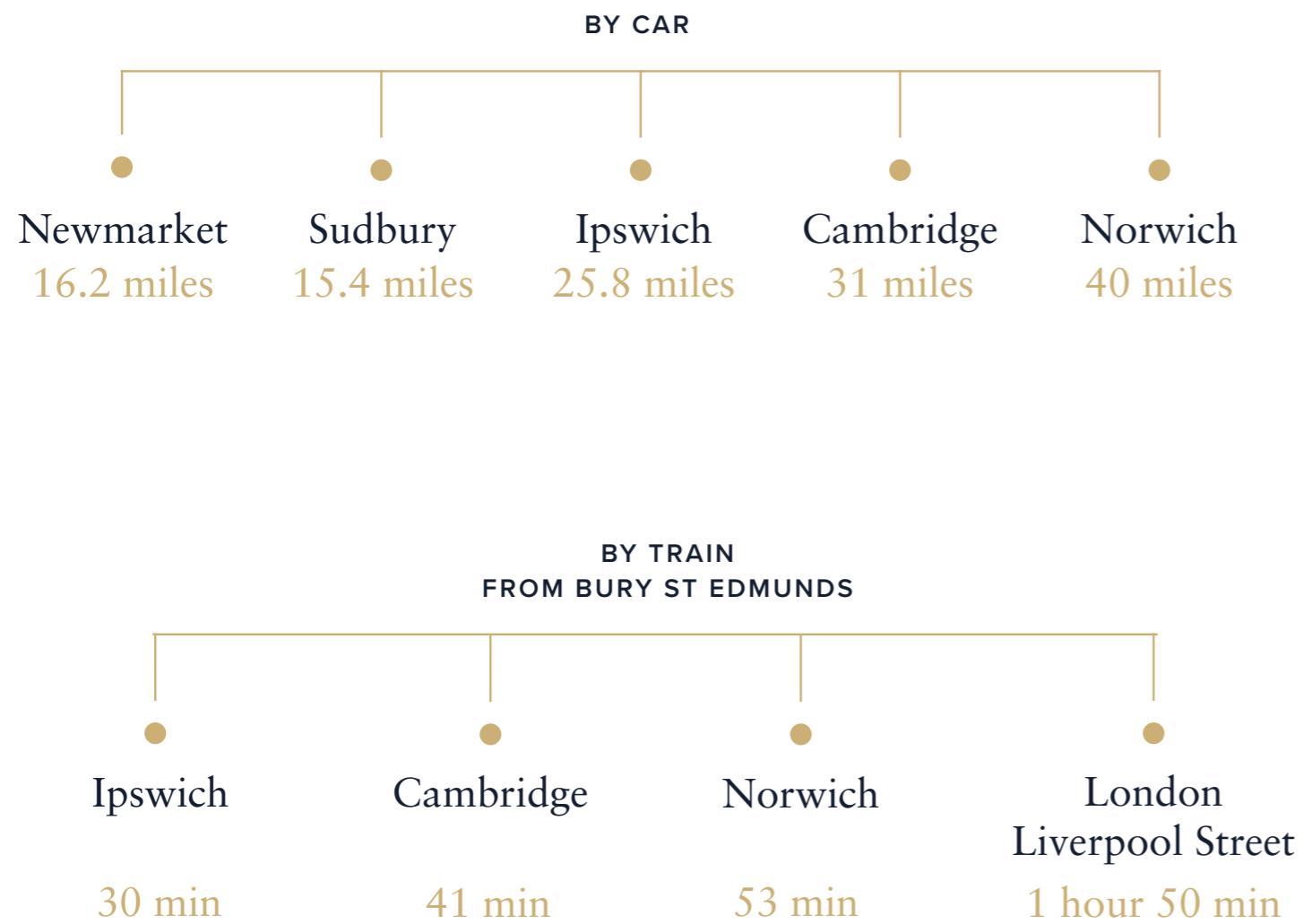
Here, you can immerse yourself in the scholarly atmosphere of the University of Cambridge, wander through the lush Botanic Gardens, and enjoy punting on the River Cam (a summer favourite) or simply enjoy the multitude of lively bars and restaurants.

To the northeast, Norwich beckons with its fascinating blend of medieval charm and modern vibrancy. Easily accessible by car or public transport, this former powerhouse of England offers picturesque cobbled streets along the River Wensum and stunning medieval architecture at every turn. Norwich boasts a thriving creative scene, particularly renowned for its writing community, and hosts the exciting Norwich Crime Writing Festival.

And with London's world-class attractions also within reach, your options for exploration are endless.



Travelling further *afield*.



Distances and travel times taken from google.co.uk/maps and nationalrail.co.uk, and are approximate only.



WHO WE ARE

Creating *distinction.*

Hopkins Homes is the largest privately-owned housebuilder in East Anglia. We are renowned for building distinctive homes and environments that retain the heritage of the past, whilst offering energy-efficient modern living. Homes that people trust and aspire to.

Craft, care and social responsibility sit at the heart of what we do. Our philosophy of doing things the right way and not the easy way can be seen in every decision we take.

We champion aesthetics and sustainability to create a true sense of place — environments that bring people together, foster pride at every turn, and endure for every generation.



Feels like *home*.

A home is more than just the roof over your head. It's a place to make memories, nurture relationships, and build the life you've always envisioned. At Abbots Vale, our homes are crafted to stand the test of time, inspiring a sense of pride and joy every time you cross the threshold.

Step into a world of seamless design, where thoughtfully planned layouts, generous ceiling heights and bi-fold doors allow your living space to flow effortlessly from one room to the next.

For the eco-conscious, you can relax in the knowledge that your new home comes with an air source heat pump, underfloor heating to the ground floor and electric car charging, ensuring your new home is energy-efficient and future ready.

And with integrated appliances, fitted wardrobes and premium fixtures and fittings as standard you'll get that 'No place like it' feeling every time you come home.

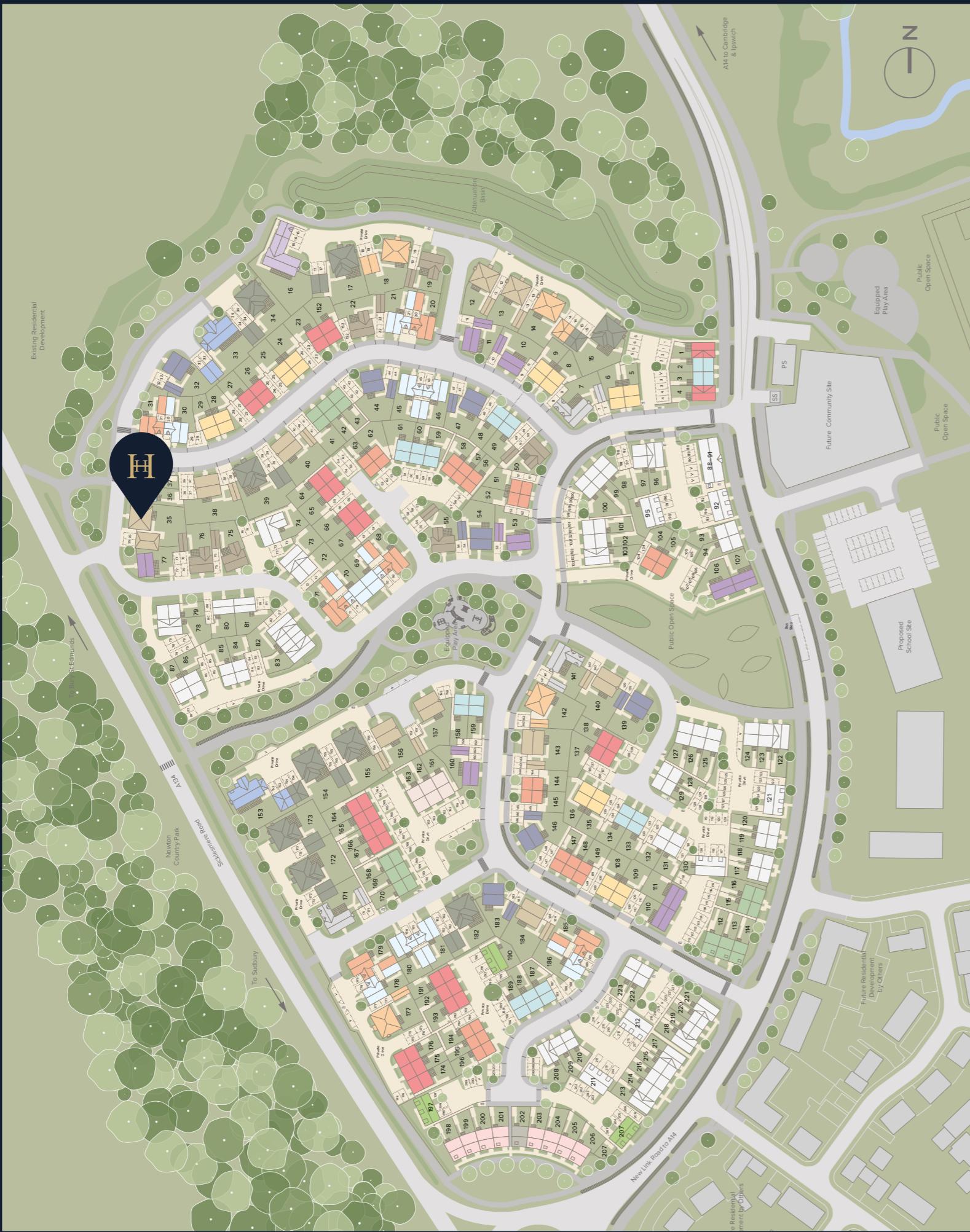




With you at *every step.*

At Hopkins Homes, we're committed to making your move a joyful and stress-free journey. We're not just a momentary service to get you from A to B, but a caring home builder offering our guidance and support every step of the moving process.

We're available to answer your questions, solve problems, even just offer a friendly ear. Our purpose is more than building homes – our purpose is to ensure you're happy, and that your dream home becomes a reality here in Abbots Vale.



Abbots Vale siteplan.

2 Bedroom Homes

● The Clare
Homes: 190, 197 & 207

● The Ness
Homes: 37, 51(h), 52, 56–58, 62(h), 63, 104, 105(h), 144, 145(h), 147–149 & 194–196

3 Bedroom Homes

● The Brook
Homes: 2(h), 3, 36(h), 48(h), 49, 59–61, 133, 134(h), 158(h), 159 & 187–189

● The Flatford
Homes: 5(h), 6, 8(h), 9, 24(h), 25, 28(h), 29, 108, 109(h), 135 & 136(h)

● The Liston
Homes: 1(h), 4, 23, 26(h), 27, 64(h), 65, 66(h), 67, 137, 138(h), 152(h), 164(h), 165(h), 166, 167, 174–176 & 191–193

● The Blyth
Homes: 10, 11, 53, 77, 106(h), 107, 110(h), 111 & 160

● The Sutton
Homes: 21, 30(h), 45(h), 46, 69, 70(h), 178(h), 180(h), 181 & 186

● The Eaton
Homes: 41–43, 112–114, 115(h), 116 & 168–170

● The Saxham
Homes: 198–201 & 203–206

● The Denham
Home: 202

4 Bedroom Homes

● The Bixley
Homes: 20, 31(h), 68, 71(h), 179(h) & 185

● The Staughton
Homes: 19, 22(h), 50, 55, 75(h) & 76(h)

● The Keswick
Homes: 32, 44(h), 47, 54(h), 139, 146(h) & 183(h)

● The Ashton
Homes: 12, 13, 35(h), 38, 40, 140(h), 143(h), 156(h), 157(h) & 184

● The Alston
Homes: 161, 162 & 163

● The Chiltern
Homes: 7, 141 & 171

● The Appleton
Homes: 14, 18(h), 142(h) & 177

5 Bedroom Homes

● The Thurton
Homes: 15, 17, 34, 39(h), 154, 155, 172, 173 & 182

● The Wolerton
Homes: 33 & 153(h)

● The Alethorpe
Home: 16

● Affordable Homes

■ = Bin Collection Point

PS = Pumping Station

SS = Sub Station

V = Visitor Parking

(h) = Handed



Show Home



The Clare.

TWO BEDROOM COACH HOUSE

Homes 190, 197 & 207

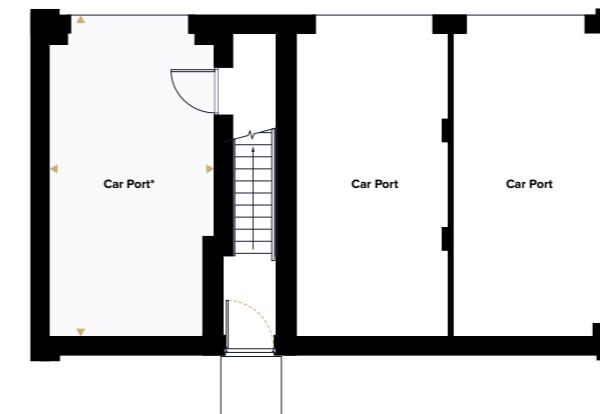


The Clare.

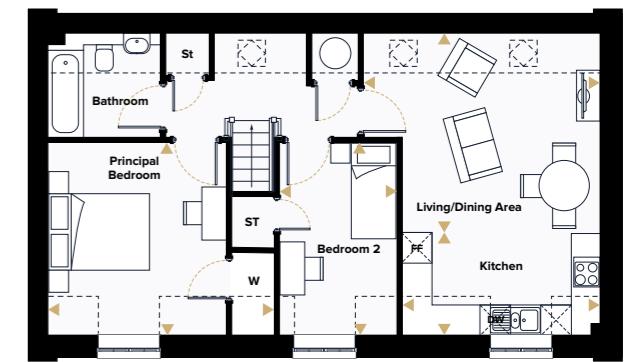
TWO BEDROOM COACH HOUSE

Homes 190, 197 & 207

Ground Floor



First Floor



Kitchen	3.94m x 2.03m	12'11" x 6'8"
Living/Dining Area	4.69m x 3.93m	15'5" x 12'11"
Principal Bedroom	4.46m x 3.80m	14'8" x 12'6"
Bedroom 2	3.77m x 2.30m	12'4" x 7'6"

70.4m² | 757.8ft²

*Ground floor layout differences apply to plot 190. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. 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 home specific drawing and information in sales office.

► Dimensions
DW Dishwasher
FF Fridge Freezer
St Storage

W Wardrobe
- - - Restricted Headroom
□ Roof Light





The Ness.

TWO BEDROOM HOUSE

Homes 37, 51*, 52, 56–58, 62*, 63, 104, 105*, 144, 145*, 147–149 & 194–196



The Ness.

TWO BEDROOM HOUSE

Homes 37, 51*, 52, 56–58, 62*, 63, 104, 105*, 144, 145*, 147–149 & 194–196

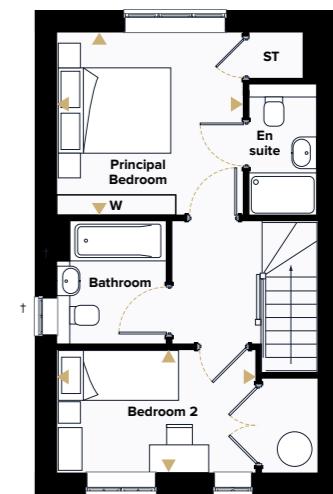
Ground Floor



Kitchen/Dining Area 4.62m x 3.05m 15'2" x 10'0"

Living Room 3.85m x 3.54m 12'7" x 11'7"

First Floor



Principal Bedroom 3.27m x 3.24m 10'9" x 10'8"

Bedroom 2 3.52m x 2.18m 11'7" x 7'2"

71.90m² | 774ft²

*Indicates handed plot. *Window to plots 37, 51, 52, 58, 62, 63, 104, 105, 144, 145, 147 & 196 only. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. 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 home specific drawing and information in sales office.

► Dimensions St Storage
DW Dishwasher W Wardrobe
FF Fridge Freezer WC Toilet/cloakroom
OV Oven



The Brook.

THREE BEDROOM HOUSE

Homes 2*, 3, 36*, 48*, 49, 59, 60, 61, 133, 134*, 158*, 159, 187, 188 & 189

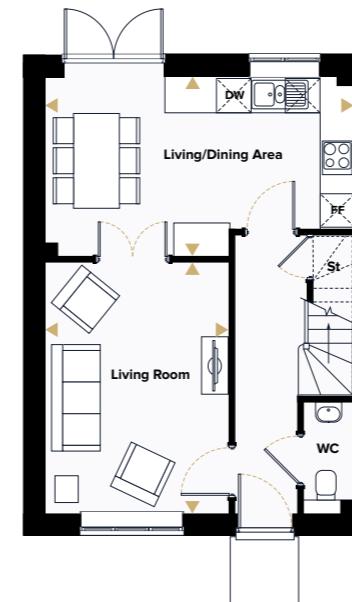


The Brook.

THREE BEDROOM HOUSE

Homes 2*, 3, 36*, 48*, 49, 59, 60, 61, 133, 134*, 158*, 159, 187, 188 & 189

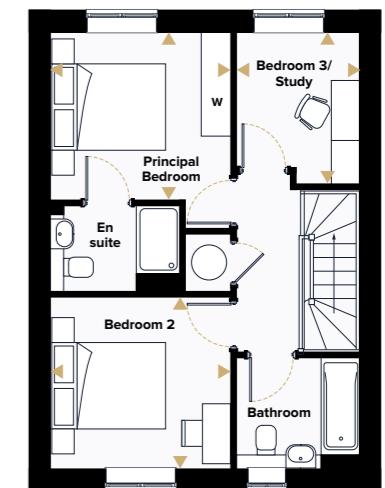
Ground Floor



Kitchen/Dining Area 5.40m x 3.12m 17'9" x 10'3"

Living Room 4.38m x 3.20m 14'5" x 10'6"

First Floor



Principal Bedroom 3.14m x 2.91m 10'4" x 9'6"

Bedroom 2 3.14m x 2.99m 10'4" x 9'10"

Bedroom 3/Study 2.64m x 2.16m 8'8" x 7'1"

81.98m² | 882.4ft²

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► Dimensions St Storage
 DW Dishwasher WC Toilet/cloakroom
 FF Fridge Freezer W Wardrobe



The Flatford.

THREE BEDROOM HOUSE

Homes 5*, 6, 8*, 9, 24*, 25, 28*, 29, 108, 109*, 135 & 136*

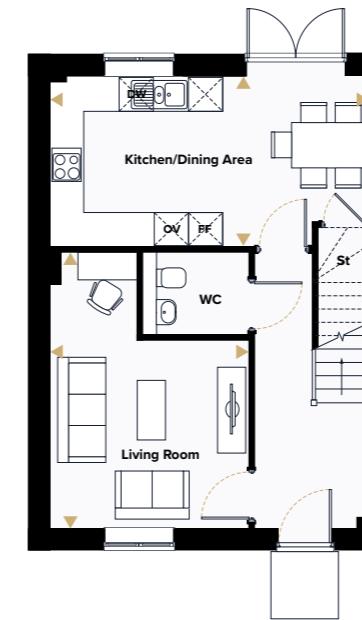


The Flatford.

THREE BEDROOM HOUSE

Homes 5*, 6, 8*, 9, 24*, 25, 28*, 29, 108, 109*, 135 & 136*

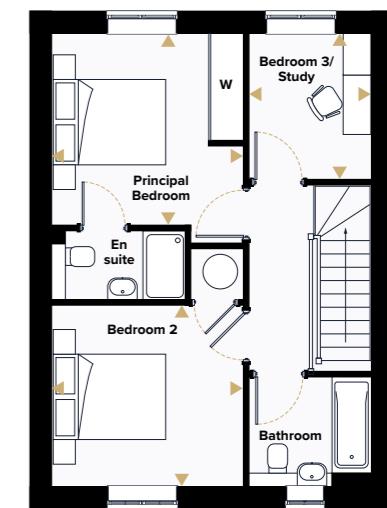
Ground Floor



Kitchen/Dining Area 5.63m x 3.03m 18'6" x 9'11"

Living Room 4.89m x 3.52m 16'1" x 11'7"

First Floor



Principal Bedroom 3.40m x 3.37m 11'2" x 11'1"

Bedroom 2 3.37m x 3.20m 11'1" x 10'6"

Bedroom 3/Study 2.59m x 2.16m 8'6" x 7'1"

90.2m² | 971ft²

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► Dimensions
DW Dishwasher
FF Fridge Freezer
OV Oven
St Storage
W Wardrobe
WC Toilet/cloakroom



The Liston.

THREE BEDROOM HOUSE

Homes 1*, 4, 23, 26*, 27, 64*, 65, 66*, 67, 137, 138*, 152*, 164*,
 165*, 166, 167, 174, 175, 176, 191, 192 & 193

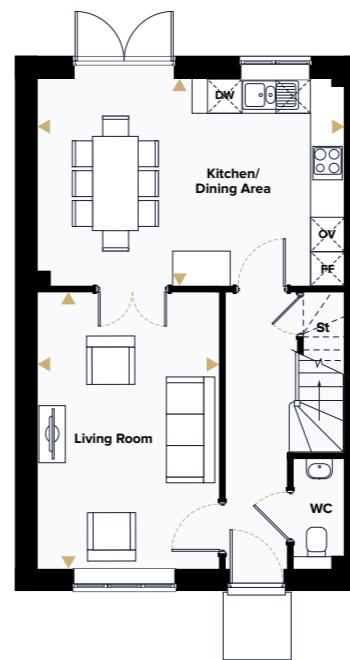


The Liston.

THREE BEDROOM HOUSE

Homes 1*, 4, 23, 26*, 27, 64*, 65, 66*, 67, 137, 138*, 152*, 164*,
 165*, 166, 167, 174, 175, 176, 191, 192 & 193

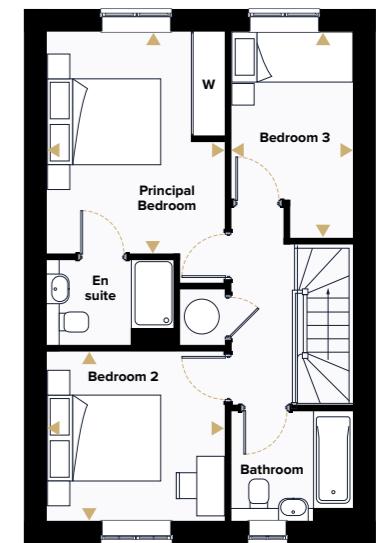
Ground Floor



Kitchen/Dining Area 5.40m x 3.64m 17'9" x 11'11"

Living Room 4.86m x 3.20m 16'0" x 10'6"

First Floor



Principal Bedroom 3.91m x 3.14m 12'0" x 10'4"

Bedroom 2 3.14m x 2.99m 10'4" x 9'10"

Bedroom 3 3.64m x 2.16m 11'11" x 7'1"

92.8m² | 999ft²

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► Dimensions

W Fitted Wardrobe

DW Dishwasher

WC Toilet/cloakroom

FF Fridge Freezer

St Storage



The Blyth.

THREE BEDROOM HOUSE

Homes 10, 11, 53, 77, 106*, 107, 110*, 111 & 160

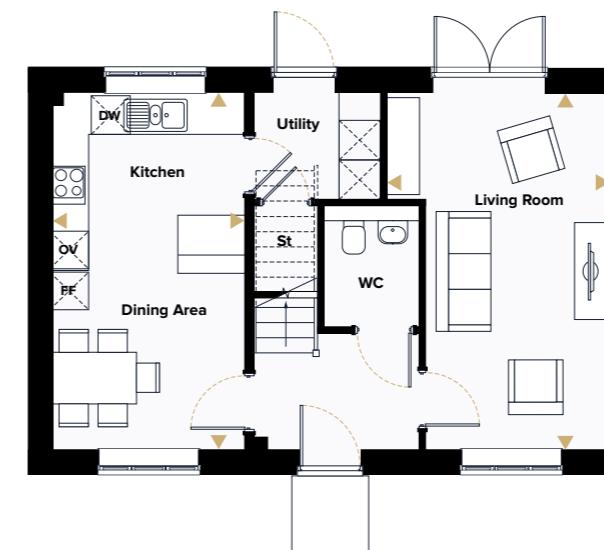


The Blyth.

THREE BEDROOM HOUSE

Homes 10, 11, 53, 77, 106*, 107, 110*, 111 & 160

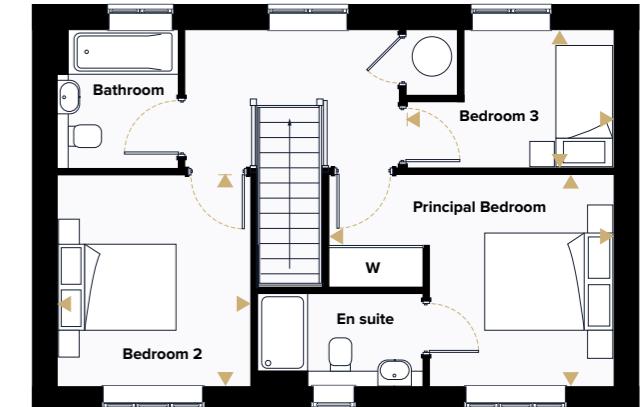
Ground Floor



Kitchen/Dining Area 5.54m x 3.03m 18'2" x 9'11"

Living Room 5.54m x 3.45m 18'2" x 11'4"

First Floor



Principal Bedroom 4.43m x 3.28m 14'6" x 10'9"

Bedroom 2 3.28m x 3.07m 10'9" x 10'1"

Bedroom 3 3.22m x 2.16m 10'7" x 7'1"

96.16m² | 1,035ft²

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► Dimensions
DW Dishwasher
FF Fridge Freezer
OV Oven
St Storage
W Wardrobe
WC Toilet/cloakroom



The Sutton.

THREE BEDROOM HOUSE

Homes 21, 30*, 45*, 46, 69, 70*, 178*, 180*, 181 & 186



The Sutton.

THREE BEDROOM HOUSE

Homes 21, 30*, 45*, 46, 69, 70*, 178*, 180*, 181 & 186

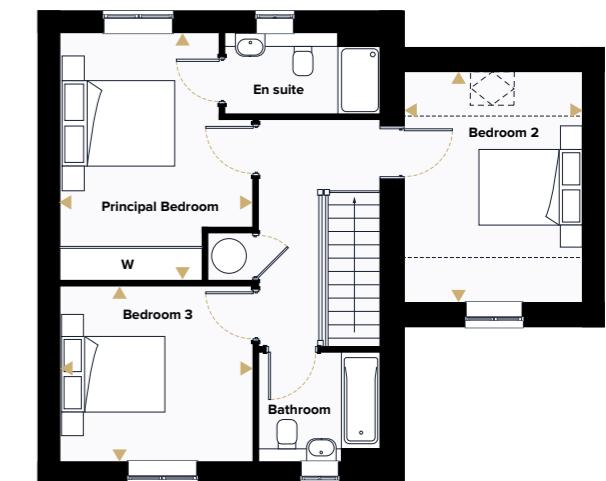
Ground Floor



Kitchen/Dining Area 5.65m x 2.83m 18'7" x 9'3"

Living Room 4.64m x 3.54m 15'3" x 11'7"

First Floor



Principal Bedroom 4.36m x 3.39m 14'4" x 11'2"

Bedroom 2 4.07m x 3.18m 13'4" x 10'5"

Bedroom 3 3.39m x 3.10m 11'2" x 10'2"

98.7m² | 1,062.4ft²

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► Dimensions

W Wardrobe

DW Dishwasher

WC Toilet/cloakroom

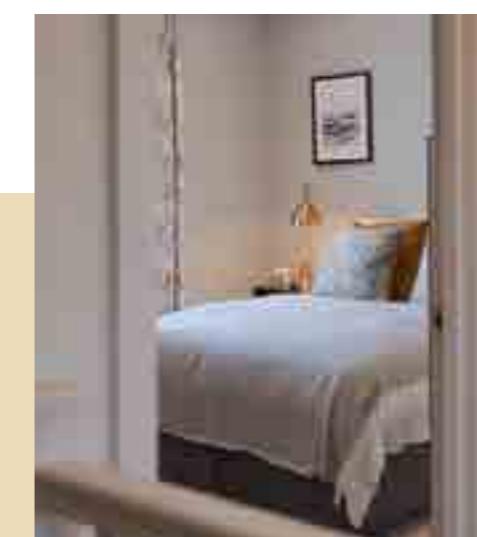
FF Fridge Freezer

--- Restricted Headroom

OV Oven

Roof Light

St Storage





The Bixley.

FOUR BEDROOM HOUSE

Homes 20, 31*, 68, 71*, 179* & 185

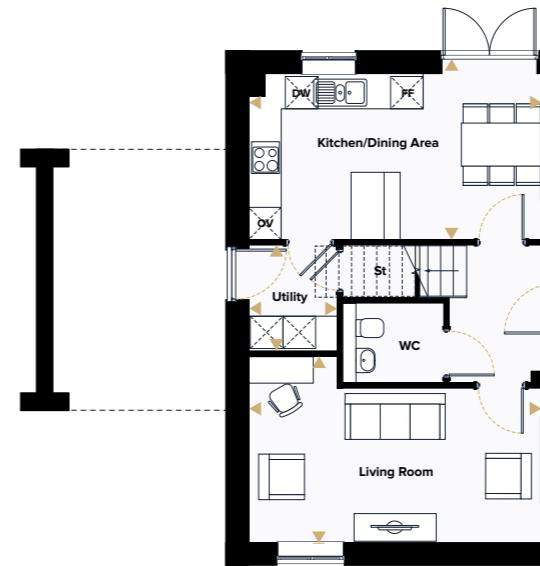


The Bixley.

FOUR BEDROOM HOUSE

Homes 20, 31*, 68, 71*, 179* & 185

Ground Floor



Kitchen/Dining Area 5.42m x 3.06m 17'10" x 10'1"

Living Room 5.42m x 3.45m 17'10" x 11'4"

Utility 1.99m x 1.64m 6'6" x 5'5"

First Floor



Principal Bedroom 4.44m x 3.27m 14'7" x 10'9"

Bedroom 2 4.07m x 3.18m 13'4" x 10'5"

Bedroom 3 3.16m x 3.06m 10'5" x 10'1"

Bedroom 4 3.26m x 2.06m 10'8" x 6'9"

► Dimensions St Storage
DW Dishwasher W Wardrobe
FF Fridge Freezer WC Toilet/cloakroom
OV Oven --- Restricted Headroom

107.5m² | 1,157.1ft²

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The Eaton.

THREE BEDROOM HOUSE

Homes 41, 42, 43, 112, 113, 114, 115*, 116, 168, 169 & 170



The Eaton.

THREE BEDROOM HOUSE

Homes 41, 42, 43, 112, 113, 114, 115*, 116, 168, 169 & 170

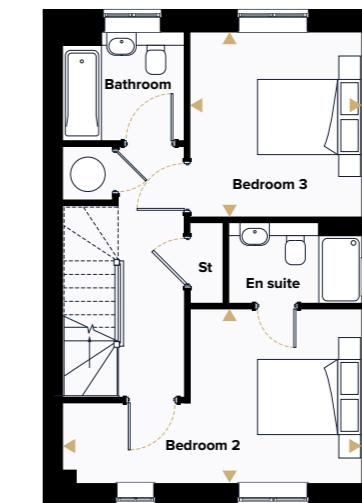
Ground Floor



Kitchen/Dining Area
5.29m x 3.59m 17'5" x 11'9"

Living Room
4.32m x 3.18m 14'2" x 10'5"

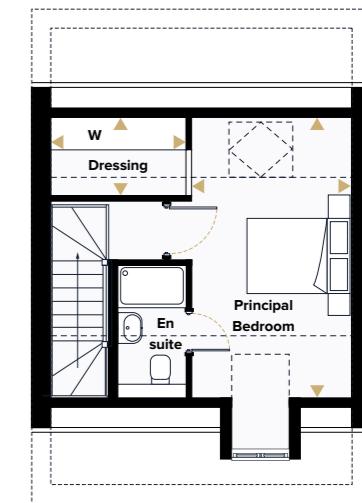
First Floor



Bedroom 2
5.29m x 3.09m 17'5" x 10'2"

Bedroom 3
3.29m x 3.04m 10'10" x 10'0"

Second Floor



Principal Bedroom
4.97m x 2.81m 16'4" x 9'3"

Dressing Area
2.39m x 1.39m 7'10" x 4'7"

110.3m² | 1,187.3ft²

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► Dimensions
DW Dishwasher
FF Fridge Freezer
OV Oven
St Storage

W Wardrobe
WC Toilet/cloakroom
- - - Restricted Headroom
[] Roof Light



The Saxham.

THREE BEDROOM HOUSE

Homes 198, 199, 200, 201, 203, 204, 205 & 206



The Saxham.

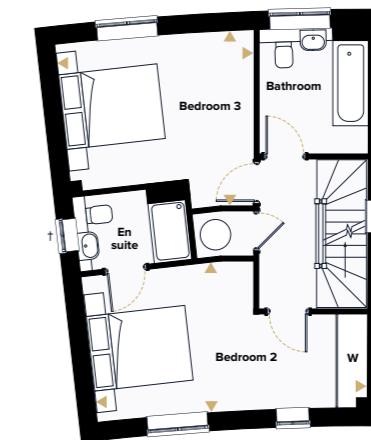
THREE BEDROOM HOUSE

Homes 198, 199, 200, 201, 203, 204, 205 & 206

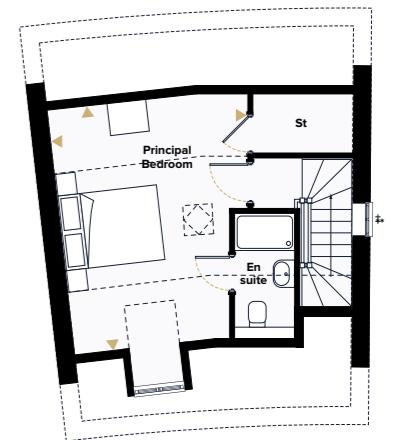
Ground Floor



First Floor



Second Floor



Kitchen/Dining Area
6.25m x 2.67m 20'6" x 8'9"

Living Room
4.84m x 3.77m 15'11" x 12'5"

Bedroom 2
5.42m x 3.01m 17'10" x 9'11"

Bedroom 3
4.01m x 3.53m 13'2" x 11'7"

Principal Bedroom
4.92m x 4.01m 16'2" x 13'2"

113.9m² | 1,225.9ft²

*Window to plot 198 only. **Window to plot 206 only. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. 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 home specific drawing and information in sales office.

► Dimensions
DW Dishwasher
FF Fridge Freezer
OV Oven
St Storage

WC Toilet/cloakroom
W Wardrobe
- - - Restricted Headroom
☒ Roof Light



The Staughton.

FOUR BEDROOM HOUSE

Homes 19, 22*, 50, 55, 75* & 76*



The Staughton.

FOUR BEDROOM HOUSE

Homes 19, 22*, 50, 55, 75* & 76*

Ground Floor



Kitchen	3.71m × 3.09m	12'2" × 10'2"
Dining Area	3.65m × 3.34m	12'0" × 11'0"
Living Room	5.57m × 3.31m	18'4" × 10'10"

120.4m² | 1,296ft²

*Indicates handed plot. *Window to plots 19 & 22 only. *Window to plots 50, 55, 75 & 76 only. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. 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 home specific drawing and information in sales office.

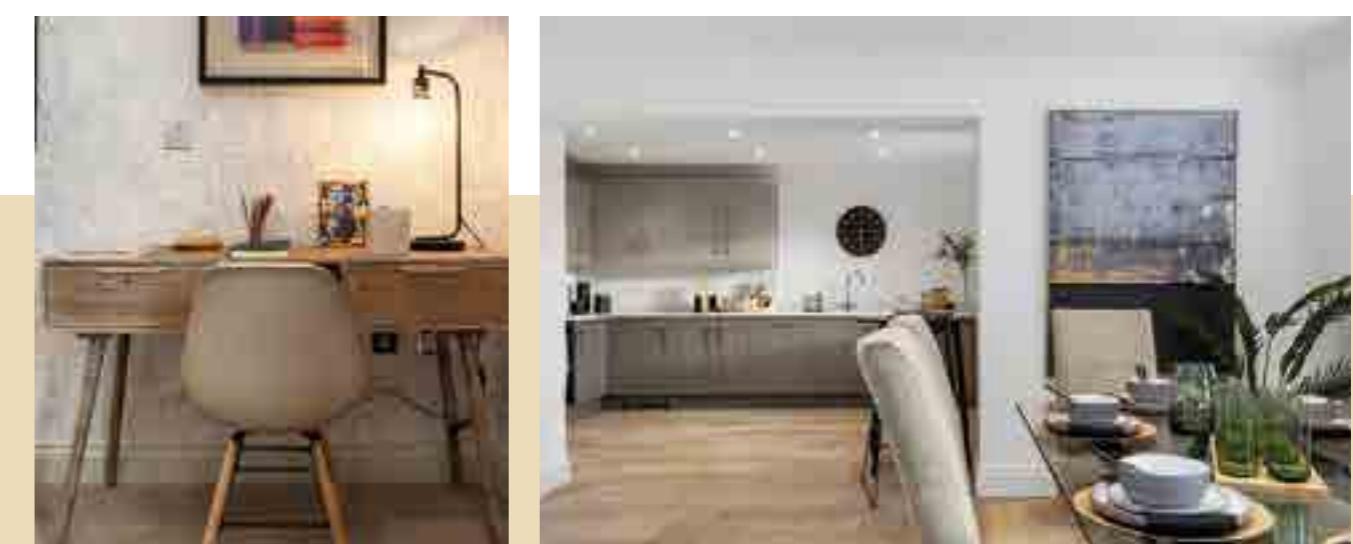
First Floor



Principal Bedroom	4.09m × 3.25m	13'5" × 10'8"
Bedroom 2	3.34m × 3.56m	11'0" × 11'8"
Bedroom 3	3.37m × 3.31m	11'1" × 10'10"
Bedroom 4 / Study	2.95m × 2.23m	9'8" × 7'4"

► Dimensions
 DW Dishwasher
 FF Fridge Freezer
 OV Oven

St Storage
 W Wardrobe
 WC Toilet/cloakroom



The Keswick.

FOUR BEDROOM HOUSE

Homes 32, 44*, 47, 54*, 139, 146* & 183*

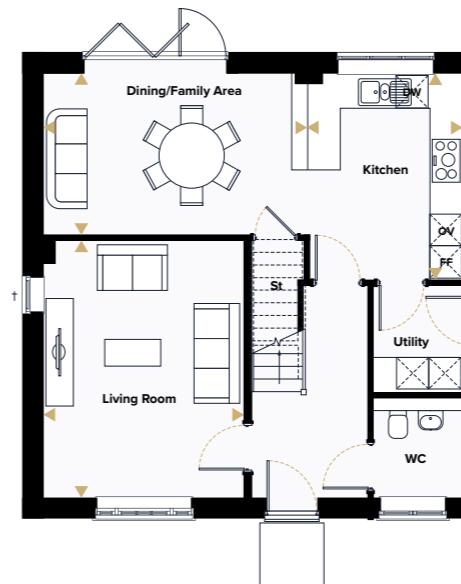


The Keswick.

FOUR BEDROOM HOUSE

Homes 32, 44*, 47, 54*, 139, 146* & 183*

Ground Floor



Kitchen	3.85m x 2.83m	12'8" x 9'4"
Dining/Family Area	4.95m x 3.00m	16'3" x 9'10"
Living Room	4.80m x 3.73m	15'9" x 12'3"

123m² | 1,324ft²

Indicates handed plot. ^{}Window to plots 32, 139 & 183 only. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. 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 home specific drawing and information in sales office.

First Floor



Principal Bedroom	4.38m x 3.29m	14'5" x 10'9"
Bedroom 2	3.84m x 3.31m	12'7" x 10'10"
Bedroom 3	3.21m x 2.63m	10'6" x 8'8"
Bedroom 4	3.07m x 2.79m	10'1" x 9'2"

► Dimensions

DW Dishwasher

FF Fridge Freezer

St Storage

W Wardrobe

WC Toilet/cloakroom



The Denham.

THREE BEDROOM HOUSE

Home 202



The Denham.

THREE BEDROOM HOUSE

Home 202

Ground Floor



Kitchen/Dining Area
6.25m x 2.67m 20'6" x 8'9"

Living Room
4.84m x 3.77m 15'11" x 12'5"

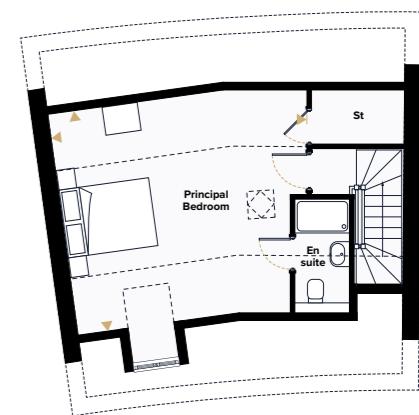
First Floor



Bedroom 2
6.92m x 3.01m 22'9" x 9'11"

Bedroom 3
5.75m x 3.53m 18'11" x 11'7"

Second Floor



Principal Bedroom
5.72m x 4.92m 18'9" x 16'2"

133.2m² | 1,433.7ft²

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► Dimensions
DW Dishwasher
FF Fridge Freezer
OV Oven
St Storage

W Wardrobe
WC Toilet/cloakroom
- - - Restricted Headroom
□ Roof Light



The Ashton.

FOUR BEDROOM HOUSE

Homes 12, 13, 35*, 38, 40, 140*, 143*, 156*, 157* & 184

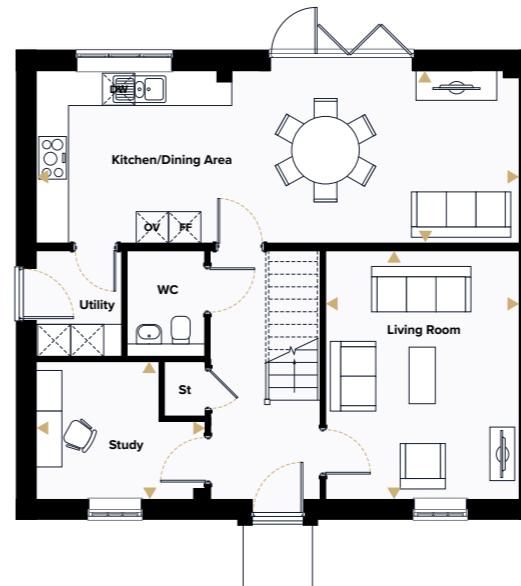


The Ashton.

FOUR BEDROOM HOUSE

Homes 12, 13, 35*, 38, 40, 140*, 143*, 156*, 157* & 184

Ground Floor

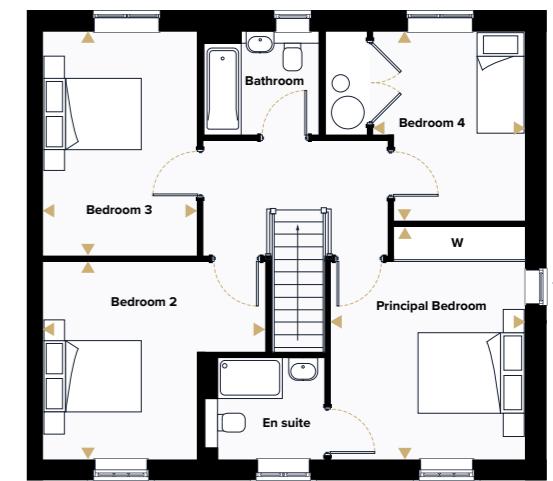


Kitchen/Dining Area 9.02m x 3.22m 29'7" x 10'7"

Living Room 4.63m x 3.62m 15'3" x 11'10"

Study 3.16m x 2.57m 10'4" x 8'5"

First Floor



Principal Bedroom 4.36m x 3.65m 14'4" x 12'0"

Bedroom 2 4.17m x 3.70m 13'8" x 12'2"

Bedroom 3 4.21m x 2.89m 13'10" x 9'6"

Bedroom 4 3.55m x 2.84m 11'8" x 9'4"

► Dimensions

W Wardrobe

DW Dishwasher

WC Toilet/cloakroom

FF Fridge Freezer

OV Oven

St Storage

144.54m² | 1,556ft²

*Indicates handed plot. *Windows to plot 156 only. ** Fireplace to plots 12, 13 & 35 only. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. 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 home specific drawing and information in sales office.



The Alston.

FOUR BEDROOM HOUSE

Homes 161, 162 & 163

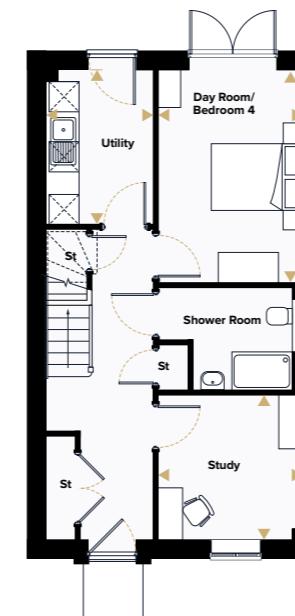


The Alston.

FOUR BEDROOM HOUSE

Homes 161, 162 & 163

Ground Floor



Day Room/Bedroom 4
4.25m x 2.92m 14'0" x 9'7"

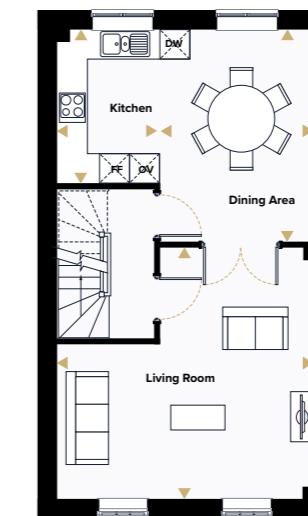
Study
2.92m x 2.88m 9'7" x 9'6"

Utility
3.08m x 2.14m 10'2" x 7'0"

145.2m² | 1,563ft²

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First Floor

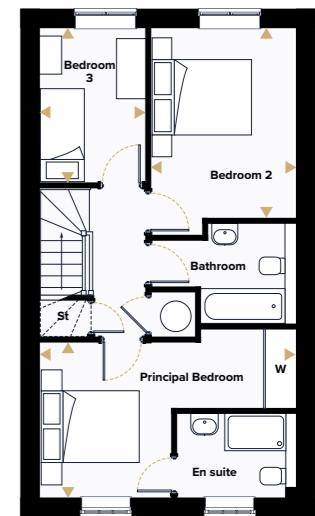


Kitchen
3.08m x 2.04m 10'2" x 6'8"

Dining Area
4.24m x 3.11m 13'11" x 10'2"

Living Room
5.15m x 5.03m 16'11" x 16'6"

Second Floor



Principal Bedroom
5.15m x 3.12m 16'11" x 10'3"

Bedroom 2
3.80m x 2.92m 12'6" x 9'7"

Bedroom 3
3.08m x 2.14m 10'2" x 7'0"

► Dimensions
DW Dishwasher
FF Fridge Freezer
OV Oven

St Storage
W Wardrobe





The Chiltern.

FOUR BEDROOM HOUSE

Homes 7, 141 & 171



The Chiltern.

FOUR BEDROOM HOUSE

Homes 7, 141 & 171

Ground Floor



Kitchen/Dining Area **6.52m × 3.96m** 21'5" × 13'0"

Living Room **4.87m × 4.32m** 16'0" × 14'2"

Study **3.35m × 1.93m** 11'0" × 6'4"

First Floor



Principal Bedroom **6.49m × 3.96m** 21'4" × 13'0"

Bedroom 2 **3.35m × 3.24m** 11'0" × 10'8"

Bedroom 3 **3.73m × 3.48m** 12'3" × 11'5"

Bedroom 4 **3.35m × 2.61m** 11'0" × 8'7"

► Dimensions

W Wardrobe

DW Dishwasher

WC Toilet/cloakroom

FF Fridge Freezer

--- Restricted Headroom

OV Oven

St Storage

156m² | 1,679ft²

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The Appleton.

FOUR BEDROOM HOUSE

Homes 14, 18*, 142* & 177



The Appleton.

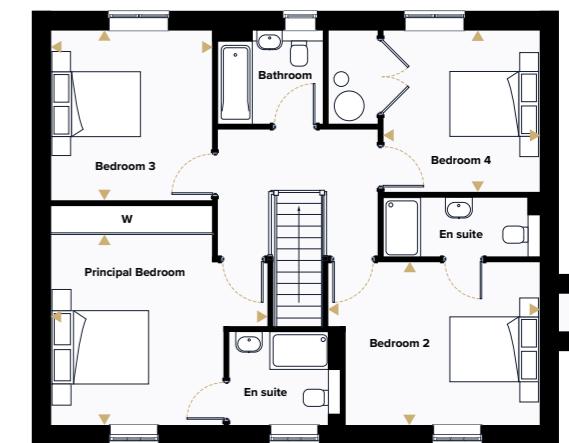
FOUR BEDROOM HOUSE

Homes 14, 18*, 142* & 177

Ground Floor



First Floor



Kitchen/Dining Area 10.04m x 3.20m 32'11" x 10'6"

Living Room 4.35m x 4.77m 14'3" x 15'8"

Study 3.22m x 2.65m 10'7" x 8'8"

163m² | 1,754ft²

*Indicates handed plot. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. 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 home specific drawing and information in sales office.

Principal Bedroom 4.51m x 4.47m 14'10" x 14'8"

Bedroom 2 4.35m x 3.34m 14'3" x 11'0"

Bedroom 3 3.51m x 3.32m 11'6" x 10'11"

Bedroom 4 3.34m x 3.22m 10'11" x 10'7"

► Dimensions

W Wardrobe

DW Dishwasher

WC Toilet/cloakroom

FF Fridge Freezer

OV Oven

St Storage



The Thurton.

FIVE BEDROOM HOUSE

Homes 15, 17, 34, 39*, 154, 155, 172, 173 & 182



The Thurton.

FIVE BEDROOM HOUSE

Homes 15, 17, 34, 39*, 154, 155, 172, 173 & 182

Ground Floor



Kitchen	4.79m x 3.50m	15'9" x 11'6"
Dining Area	5.31m x 3.16m	17'5" x 10'5"
Family Area	3.51m x 3.17m	11'6" x 10'5"
Living Room	4.80m x 4.25m	15'9" x 13'11"
Study	3.35m x 2.57m	11'0" x 8'5"

190.9m² | 2,054.9ft²

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First Floor



Principal Bedroom	4.43m x 4.05m	14'7" x 13'4"
Bedroom 2	4.53m x 3.44m	14'10" x 11'3"
Bedroom 3	4.10m x 4.03m	13'6" x 13'3"
Bedroom 4	3.36m x 3.27m	11'1" x 10'9"
Bedroom 5	4.10m x 2.54m	13'6" x 8'4"

► Dimensions
DW Dishwasher
FF Fridge Freezer
OV Oven

St Storage
W Wardrobe
WC Toilet/cloakroom





The Wolterton.

FIVE BEDROOM HOUSE

*Homes 33 & 153**

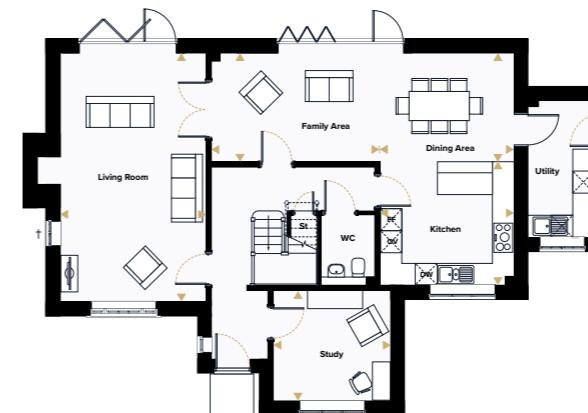


The Wolterton.

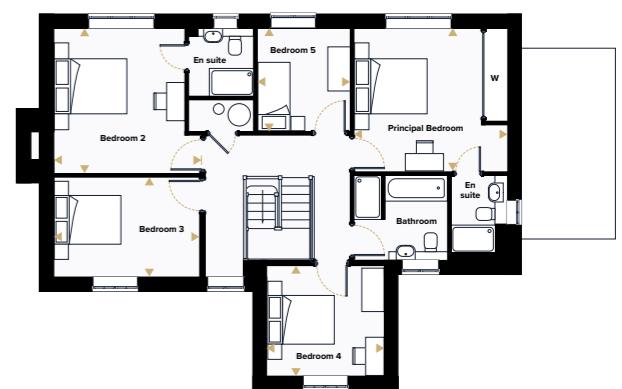
FIVE BEDROOM HOUSE

*Homes 33 & 153**

Ground Floor



First Floor



Kitchen	3.67m × 3.37m	12'1" × 11'1"
Dining Area	3.67m × 2.99m	12'1" × 9'10"
Living Room	6.81m × 4.03m	22'4" × 13'3"
Family Area	4.60m × 2.98m	15'1" × 9'10"
Study	3.21m × 3.00m	10'6" × 9'10"

Principal Bedroom	4.20m × 3.94m	13'10" × 12'11"
Bedroom 2	4.04m × 3.99m	13'3" × 13'1"
Bedroom 3	4.01m × 2.73m	13'2" × 8'11"
Bedroom 4	3.21m × 3.00m	10'6" × 9'10"
Bedroom 5	2.84m × 2.55m	9'4" × 8'4"

192.9m² | 2,076.4ft²

*Indicates handed plot. ¹Window to plot 153 only. This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. 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 home specific drawing and information in sales office.

► Dimensions
DW Dishwasher
FF Fridge Freezer
OV Oven
St Storage

W Wardrobe
WC Toilet/cloakroom
Roof Light



The Alethorpe.

FIVE BEDROOM HOUSE

Home 16



The Alethorpe.

FIVE BEDROOM HOUSE

Home 16

Ground Floor



Kitchen	4.14m × 3.55m	13'7" × 11'8"
Dining Area	4.98m × 4.14m	16'4" × 13'7"
Living Room	6.34m × 4.65m	20'10" × 15'3"
Family Area	5.23m × 4.17m	17'2" × 13'8"

First Floor



Principal Bedroom	5.78m × 5.23m	19'0" × 17'2"
Bedroom 2	5.48m × 4.19m	18'0" × 13'9"
Bedroom 3	4.65m × 3.61m	15'3" × 11'10"
Bedroom 4	4.19m × 2.96m	13'9" × 9'9"
Bedroom 5	3.54m × 2.64m	11'8" × 8'8"
Study	5.00m × 3.02m	16'5" × 9'11"

254.4m² | 2,738.3ft²

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► Dimensions
DW Dishwasher
FF Fridge Freezer
OV Oven
St Storage
W Wardrobe
WC Toilet/cloakroom
--- Restricted Headroom





H
HOPKINS
HOMES

Specification.

Kitchen

Choice of kitchen cupboards and slimline worktops with matching upstands/splashbacks*
Under cupboard LED lighting to wall units
1½ white quartz semi-integrated bowl sink to kitchen
Integrated 50/50 fridge freezer and dishwasher
Integrated washing machine fitted to kitchen where there isn't a separate utility room**
Single eye level Haier oven with air fry cooking on homes up to 999 ft²
Two eye level Haier ovens with air fry cooking on homes over 1,000 ft²
Haier induction hob
Integrated extractor

Utility Room

Fitted units to match the kitchen
Slimline laminate worktops
Stainless steel sink and chrome mixer tap
Space for a freestanding washing machine

Bathroom

Half height tiling to sanitaryware walls
Homes with one en suite and up to 1,549 ft²-
Half height tiling around the bath
Homes with one en suite and over 1,550 ft²-
Full height tiling around the bath
Homes with no en suite-
Full height tiling around the bath
White Roca sanitaryware with chrome mixer taps
Hand basin with Driftwood countertop
Single ended bath
Floor mounted WC
Gloss white towel rail

En suite

Hand basin with Driftwood countertop
Full height tiling to shower, half height to sanitaryware walls
Gloss white towel rail
Floor mounted WC

Flooring

Moduleo luxury vinyl tile flooring to kitchens and dining areas when open plan, entrance hallways, WC and utility
Ceramic floor tiling to bathrooms and en suites

Heating, lighting and electrical

Single or dual zone central heating via air source heat pumps
Underfloor heating to the ground floor and thermostatically controlled radiators to the upper floors
Energy efficient downlights to kitchen/dining area, utility room, bathroom, en suite and WC
Pendant lighting to all remaining areas
Mains wired smoke detector to all homes
White sockets and switches
Ultrafast broadband (subject to future connection)
Electric Vehicle Charging point

Joinery

Sliding fitted wardrobes to Principal Bedroom^
Timber staircase with oak handrail

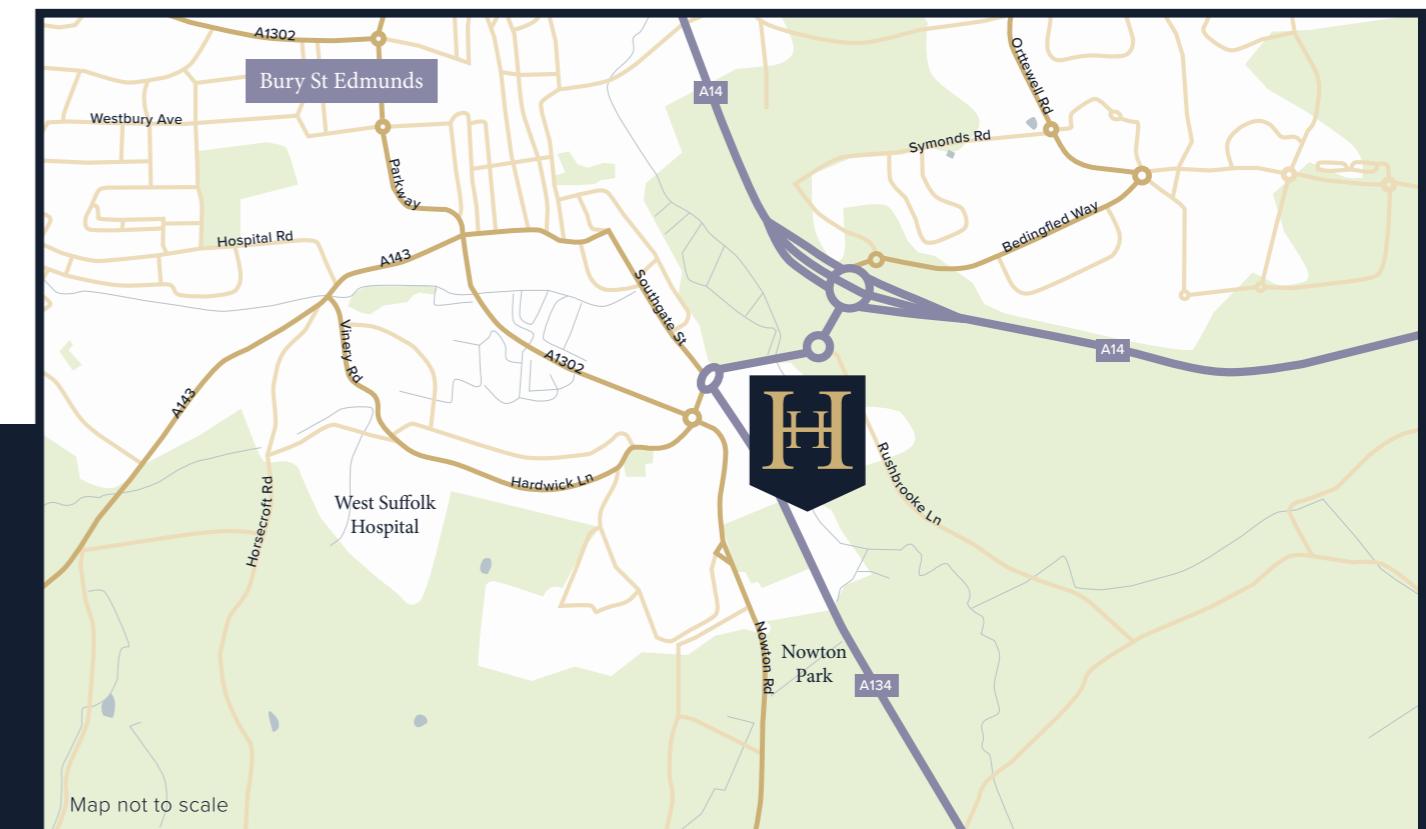
External

Landscaped front gardens
Rear garden rotovated
Outside tap
Patios with natural paving slabs
Black up and down lighter

Get in touch.

**Hopkins Homes at Abbots Vale,
Bury St Edmunds, Suffolk,
IP33 2BS**

what3words: **///graph.cubs.herds**



For further information please contact us:

01284 530456

abbots.vale@hopkinshomes.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 Abbots Vale may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins Homes developments. Other photographs are of the local area or are indicative lifestyle images. All details are correct at time of printing. February 2025.

*All choices are subject to stage of construction. Cloakroom splashback tile from matching selection to bathroom or en suite. This specification is only meant as a guide, some items may vary from home to home. Please check with Sales Executive for home-specific information. Photography depicts previous Hopkins Homes developments.** Utility rooms have space for free-standing

washing machine and/or tumble dryer (not included) subject to house type. Please speak to Sales Executive for full details. ^Position of fitted wardrobe may vary. Please speak to a Sales Executive for full details. Actual positions of electrical and plumbing items may vary from those shown on floorplans. Please speak to a Sales Executive for full details. Abbots Vale. February 2025.



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