



HOPKINS
HOMES

St George's Park.

NEEDHAM MARKET, SUFFOLK

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



St George's Park is
an award winning
development nestled on
the edge of Needham
Market, in the heart
of Suffolk.

This exceptional collection of one, two, three
and four bedroom homes benefit from stunning
surroundings and excellent transport connections,
providing the perfect setting for modern living.



The Hopkins Story.

For us, building exceptional quality homes isn't a job, it's a vocation. Our designers, architects and craftspeople are passionate about retaining the heritage of the past, to create homes and communities that will stand the test of time.



“There is a strong sense of community here, more so than anywhere else we have both lived. We have already made lots of friends and when we go out to walk our dog there will always be someone to bump in to for a chat.”

Emma and Louisa – St George's Park, Needham Market

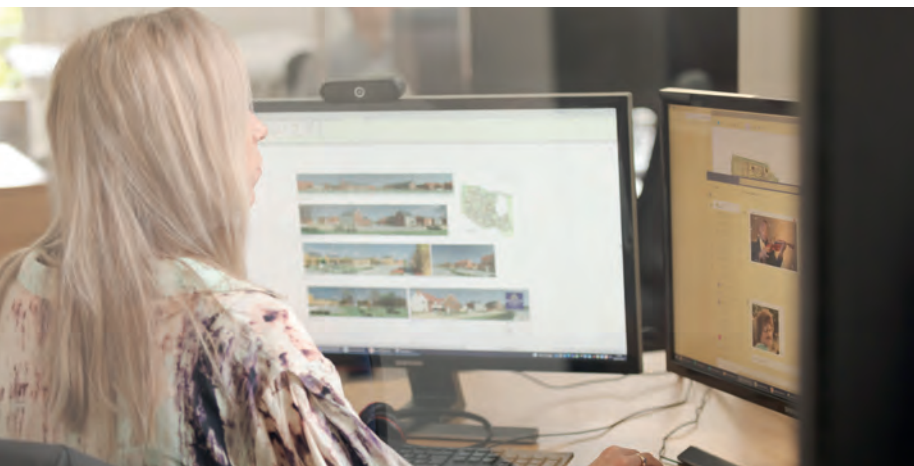
“When we started looking for our dream home, we knew we wanted a new build property that was located in the heart of Suffolk's countryside but still offered all the facilities and amenities we needed on a day-to-day basis. Thankfully we have got all that and more with our Hopkins Home, and it really stood head and shoulders above anything else we looked at.”

Ben and Charlotte Cobbold – Mill Grove, Stowmarket

“As a younger person, the area gives me the space I want but also has plenty of amenities nearby for me to take advantage of. Buying your first home is daunting enough but luckily for me, Hopkins Homes was with me every step of the way.”

Ella Dowling – Woodland Rise, Barrow

The Hopkins Legacy.



Proud of our contribution.

We're proud of what we do and of the contribution we make to people's lives and communities. However, while it's great to be recognised by industry experts, we never rest on our laurels; that's why we continue to be awarded year after year.



70

AWARDS AND COUNTING

16

WHATHOUSE? AWARDS

33

NHBC AWARDS

3

YEARS IN THE LSE 1000 COMPANIES TO INSPIRE BRITAIN

At St George’s Park, the homes have been built with their surroundings in mind, complementing and enhancing the local area.

CONSTRUCTED TO STAND THE TEST OF TIME, ST GEORGE’S PARK HOMES CAN BE ENJOYED BY GENERATIONS TO COME.

With a wide range of styles to choose from, St George’s Park boasts houses of character and style that you would be proud to call home.

Recognised as a leading regeneration scheme, this exciting new community provides a unique environment where the architecture and landscaping have been consciously created to complement the former chalk quarry. This can be seen from the distinctive white terracing, public space and the wide range of homes, each carefully designed to complement this new community.

St George’s Park is located in Needham Market, a delightful town situated in the heart of the Suffolk countryside and 20 miles east of the cathedral town of Bury St Edmunds.



Hawks Mill, Needham Market



St George’s Park, Needham Market



Bury St Edmunds Cathedral

Close by.

St George’s Park has stunning surroundings and excellent transport connections, providing the perfect setting for blissful countryside living with easy access.

Needham Market sits just off the A14, providing convenient access to the main East/West corridor and easy journeys to Stowmarket, Ipswich, Bury St Edmunds, Cambridge and Norwich.

This delightful town has a picturesque high street made up of an eclectic mix of buildings boasting spectacular architectural features, including the 15th Century Church of St John the Baptist and the medieval Limes Hotel, as well as timber-framed properties and grand townhouses. This rural town is a haven for walkers and cyclists, providing beautiful routes along the River Gipping and around Needham Lake. The Lake not only provides play areas and picnic tables, but fantastic spots for fishing whilst nature lovers will discover a variety of wildlife, including waterfowl, fish and dragonflies.

Needham Market is a vibrant community with a range of independent stores to meet your everyday needs, including an award-winning butchers and bakery. The town is also home to Alder Carr Farm, which boasts the Barn Café, courtyard craft centre and popular farm shop.

The Great Eastern Main Line railway runs through the town, with Needham Market Railway Station providing frequent trains to Ipswich, just 10 minutes away, and connections to both London Liverpool Street and Cambridge.



The Lion Pub, Needham Market



Needham Market High Street

Local Schools.

St George’s Park is ideally located within the catchment area of several OFSTED rated preschools, nurseries, primary schools and high schools. For babies and toddlers, Busy Bees Day Nursery in Stowmarket is just a nine-minute drive from St George’s Park, or in the other direction towards Sproughton, you will find the preschool Jigsaw, just a 13-minute drive away. When the little ones are ready to start school Bosmere Community Primary School is within walking distance of the development or just a short 4-minute drive or head down the B113 for 9 minutes to find Combs Ford Primary School.



Needham Lake



The Limes Hotel



Alder Carr Farm

Train Station, Needham Market



Amenities.

- | | |
|-------------------|------------------|
| Country walks | Friendly pubs |
| Two supermarkets | Doctors surgery |
| Post office | Train station |
| Independent shops | Community centre |



This is our life's work.

For us, building homes isn't a job, it's a vocation.

From our most experienced colleagues to our new starters, a desire to build a great product is one we all share and are driven by.

Our designers, architects and craftspeople are dedicated to building warm, welcoming and modern homes for the future by using the tried-and-tested housebuilding traditions of the past.

Our experience and attention to detail mean we build homes our families would be proud to live in. We take pride as a team in what we do, the legacies we create and the positive contribution we make to the communities in which we live in.

Homes that will last for generations.



Specification.

Kitchens

- Choice of kitchen cupboards and worktops
- Neff oven, hob and hood fitted as standard to certain plots
- Range cooker, hood and stainless steel splashback fitted as 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

- Bathroom - half-height all round
- En-suite - full-height to shower cubicle with splashback to hand basin and tiled window sill where applicable
- En-suite with bath - full-height to shower cubicle and half-height all round
- Cloakroom - splashback to hand basin and tiled window sill 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
- 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
- Double socket outlets throughout

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.

*Not applicable when upgrading work surfaces with upstand.

St George's Park.

NEEDHAM MARKET, SUFFOLK



1 Bedroom Homes

THE THISTLE
Plots 27, 29, 201 & 203

2 Bedroom Homes

THE HEATHER
Plots 4(h), 5, 81, 82, 109, 110, 111, 185 & 186

THE WILLOW
Plots 28, 30, 31, 36, 37, 38, 39, 40, 41, 200 & 202

THE PINE
Plots 14(h), 26(h), 52(h), 96(h), 136(h), 188(h) & 189

THE LARCH (b)
Plots 182 & 183

3 Bedroom Homes

THE CATKIN
Plots 3, 9, 10(h), 16, 17(h), 80, 83(h), 105, 106, 107, 184(h) & 187

THE ELDER
Plots 8(h), 11, 15, 18, 54(h), 55, 57(h), 58, 62, 63, 64, 104(h) & 108

THE BRAMFIELD
Plots 91 & 94(h)

THE BRETTENHAM
Plots 92(h) & 93

THE MALLOW
Plots 42, 53, 56(h), 65, 66(h), 90, 95(h) & 120

THE HAZEL
Plots 2(h), 6, 7(h), 12, 46, 47(h), 59, 60(h), 70, 71(h), 128(h), 129, 130(h), 208(h), 209, 237 & 238(h)

THE ALDER
Plots 48, 49, 50, 51, 132, 133, 134, 135, 190, 191, 192, 193, 194, 195, 196, 197, 198 & 199

THE CAMPION
Plots 19, 20, 21, 204, 205, 206 & 207

THE YEY
Plots 32, 33, 34, 35, 97, 98, 99, 100(h), 101(h), 102(h) & 103(h)

4 Bedroom Homes

THE SNOWDROP
Plots 23(h), 24 & 210

THE ROWAN
Plots 1, 13(h), 72(h) & 127

THE MARIGOLD
Plots 69, 73, 79(h) & 84

THE CLOVER
Plots 44(h), 77, 86(h) & 88(h)

THE ASH
Plots 22, 25(h), 61, 74, 89(h), 118(h), 119(h), 131, 211 & 236

THE TEASEL
Plots 43 & 75

THE COWSLIP
Plot 239

THE SORREL
Plots 68, 78 & 87

5 Bedroom Homes

THE THURTON
Plots 45, 67, 76 & 85

Key

AFFORDABLE HOUSING

BIN COLLECTION LOCATIONS

(h) HANDED PLOT

(V) VISITOR PARKING

(b) BUNGALOWS

B/S BIN STORE

C/S CYCLE STORE

S/S SUBSTATION

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.



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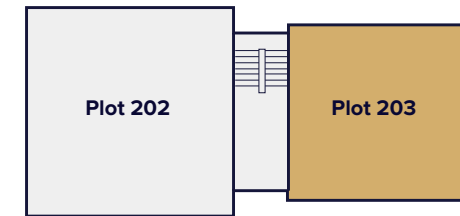
The Thistle



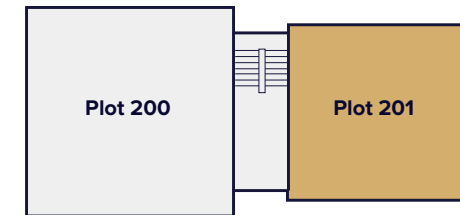
The Thistle

ONE BEDROOM APARTMENT

Plots 201 & 203



First floor



Ground floor

Kitchen/Dining Area	3.29m x 2.70m	10'9" x 8'10"
Living Room	4.07m x 3.30m	13'4" x 10'9"
Master Bedroom	4.38m x 3.38m	14'4" x 11'1"

C Cupboard
► Denotes where dimensions are taken from

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The Heather

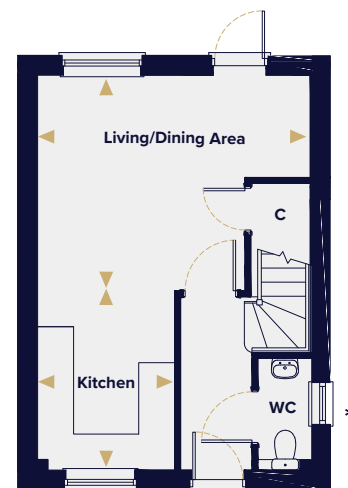


The Heather

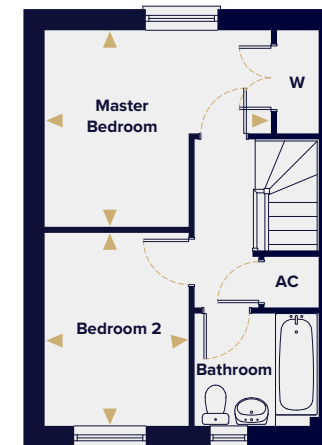
TWO BEDROOM HOUSE

Plots 81, 82, 109, 110, 111, 185 & 186

Ground floor



First floor



Kitchen	2.39m x 2.29m	7'8" x 7'5"	W Wardrobe
Living/Dining Area	4.55m x 4.20m	14'9" x 13'7"	C Cupboard
Master Bedroom	3.78m x 3.28m	12'3" x 10'7"	► Denotes where dimensions are taken from
Bedroom 2	3.22m x 2.39m	10'5" x 7'8"	AC Airing cupboard
			* Window to Plot 111

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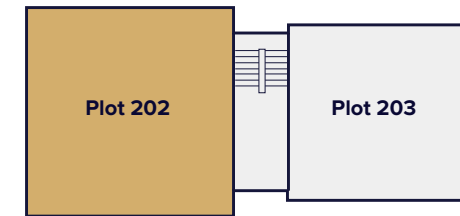
The Willow



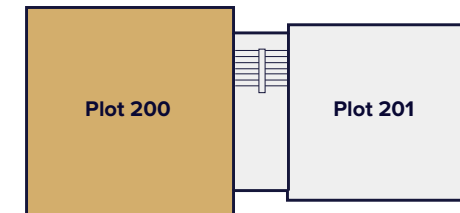
The Willow

TWO BEDROOM APARTMENT

Plots 200 & 202



First floor



Ground floor

Kitchen	2.80m x 2.46m	9'2" x 8'0"
Living/Dining Area	4.49m x 3.67m	14'8" x 12'0"
Master Bedroom	3.29m x 3.06m	10'9" x 10'0"
Bedroom 2	3.01m x 2.75m	9'10" x 9'0"

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

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The Pine

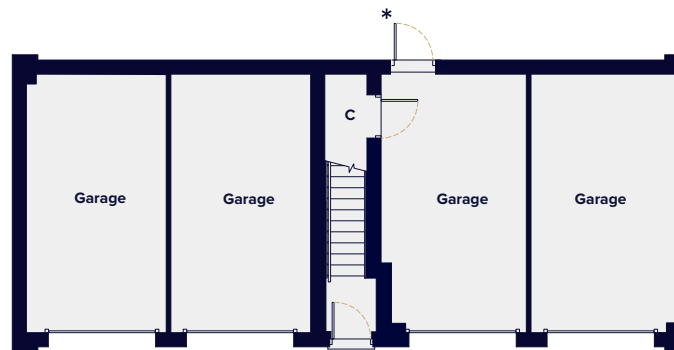


The Pine

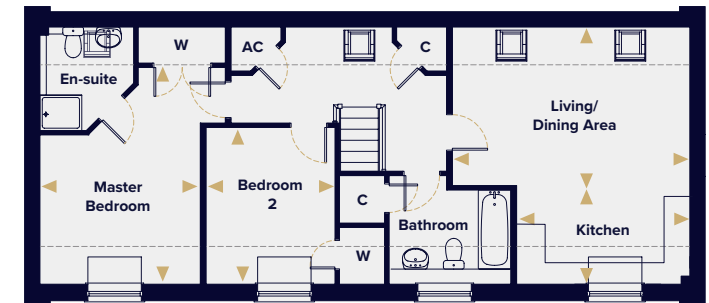
TWO BEDROOM HOUSE

Plots 14, 26, 52, 96, 136, 188 & 189(h)

Ground floor



First floor



Kitchen	3.73m x 2.03m	12'3" x 6'8"
Living/Dining Area	5.11m x 3.51m	16'9" x 11'6"
Master Bedroom	4.66m x 3.45m	15'3" x 11'4"
Bedroom 2	3.37m x 2.77m	11'1" x 9'1"

- W Wardrobe
- C Cupboard
- Denotes where dimensions are taken from
- Indicates reduced head height
- ☐ Velux window
- AC Airing cupboard
- (h) Plot is handed
- * Door to Plot 14 only

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The Catkin

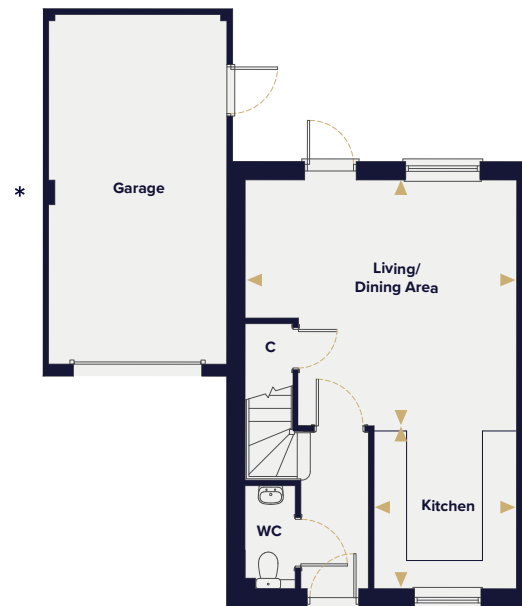


The Catkin

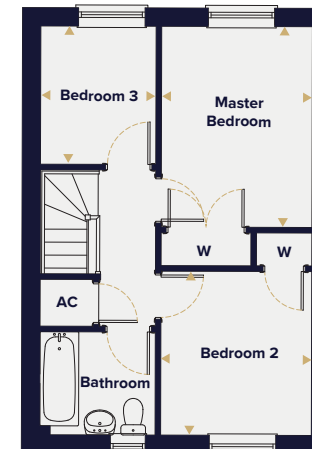
THREE BEDROOM HOUSE

Plots 80, 83(h), 105, 106, 107, 184(h) & 187

Ground floor



First floor



Kitchen	2.94m x 2.58m	9'8" x 8'6"
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	2.50m x 2.08m	8'2" x 6'10"

- W Wardrobe
- C Cupboard
- Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed
- * Attached garage to Plots 80, 83 & 187

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The Bramfield

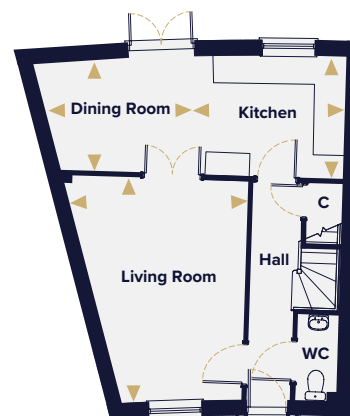


The Bramfield

THREE BEDROOM HOUSE

Plots 91 & 94(h)

Ground floor



First floor



Kitchen	2.92m x 2.72m	9'7" x 8'11"
Dining Room	4.02m x 2.64m	13'3" x 8'8"
Living Room	5.22m x 4.13m	17'1" x 13'5"
Master Bedroom	4.68m x 3.55m	15'5" x 11'6"
Bedroom 2	3.38m x 3.26m	11'1" x 10'9"
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 Brettenham

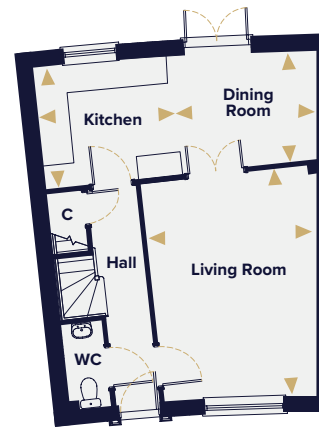


The Brettenham

THREE BEDROOM HOUSE

Plots 92(h) & 93

Ground floor



First floor



Kitchen	2.92m x 2.72m	9'7" x 8'11"
Dining Room	3.35m x 2.64m	11'0" x 8'8"
Living Room	5.10m x 3.93m	16'7" x 12'9"
Master Bedroom	4.02m x 3.21m	13'3" x 12'3"
Bedroom 2	3.54m x 3.21m	11'8" x 10'7"
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 Elder

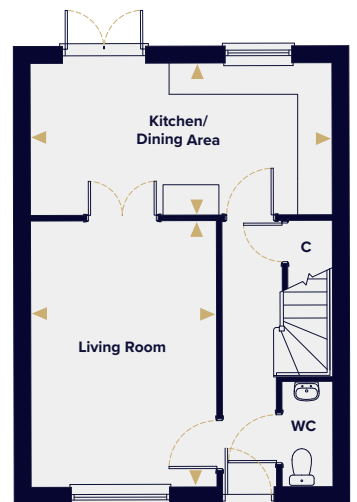


The Elder

THREE BEDROOM HOUSE

Plots 62, 63, 64, 104(h) & 108

Ground floor



First floor



Kitchen/Dining Area	5.40m x 2.81m	17'9" x 9'3"
Living Room	4.70m x 3.33m	15'5" x 10'11"
Master Bedroom	3.63m x 3.15m	11'11" x 10'4"
Bedroom 2	3.15m x 2.91m	10'4" x 9'7"
Bedroom 3	2.73m 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
- * Window to Plots 104 & 108 only

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The Mallow



The Mallow

THREE BEDROOM HOUSE

Plots 65(h), 66, 90(h) & 95

Ground floor



First floor



Kitchen/Dining Room	5.40m x 3.73m	17'8" x 12'2"
Living Room	4.78m x 3.26m	15'8" x 10'8"
Master Bedroom	4.10m x 3.14m	13'5" x 10'3"
Bedroom 2	3.14m x 2.91m	10'3" x 9'6"
Bedroom 3	3.73m x 2.16m	12'2" 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 Hazel



The Hazel

THREE BEDROOM HOUSE

Plots 2(h), 59, 60(h), 70, 71(h), 128(h), 129, 130(h), 208(h) & 209

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	3.86m x 3.11m	12'8" x 10'2"
Bedroom 3	2.93m x 2.83m	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
- * Window to Plots 128, 208 & 209
- ** Attached garage to Plots 70 & 71

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The Alder

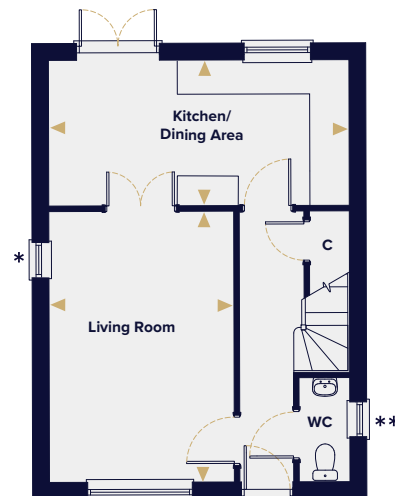


The Alder

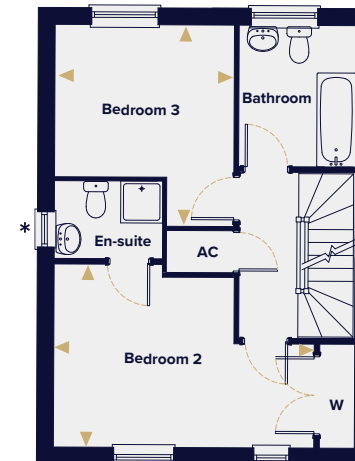
THREE BEDROOM HOUSE

Plots 48, 49, 50, 51, 132, 133, 134, 135, 190, 191, 192, 193, 194, 195, 196, 197, 198 & 199

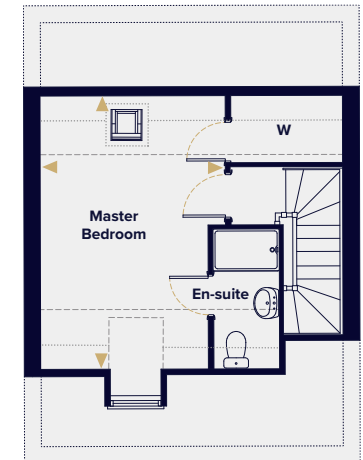
Ground floor



First floor



Second floor



Kitchen/Dining Area	5.40m x 2.62m	17'8" x 8'7"
Living Room	4.89m x 3.34m	16'0" x 10'11"
Master Bedroom	4.17m x 3.31m	13'8" x 10'10"
Bedroom 2	4.69m x 3.29m	15'4" x 10'9"
Bedroom 3	3.23m x 2.73m	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
- * Windows to Plots 48, 132, 193, 196 & 199 only
- ** Window to Plots 51, 135, 190, 194 & 197 only

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The Champion

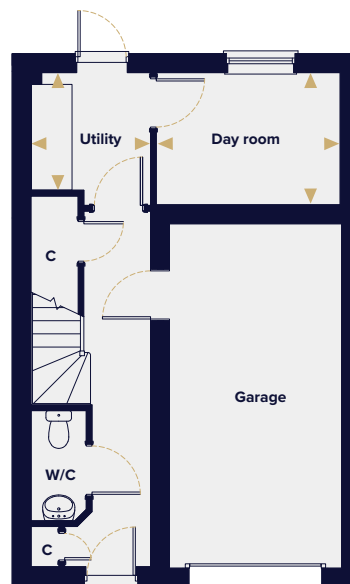


The Campion

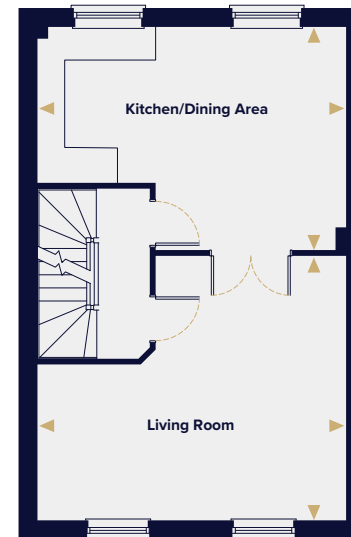
THREE BEDROOM HOUSE

Plots 204, 205, 206 & 207

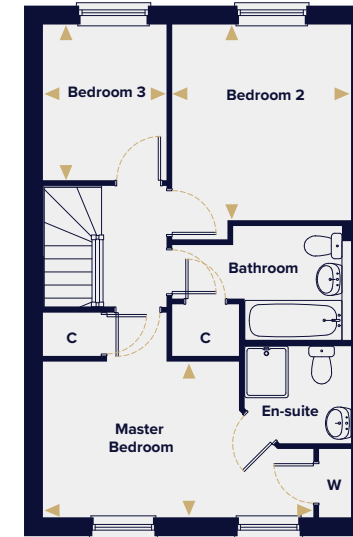
Ground floor



First floor



Second floor



Kitchen/Dining Area	5.39m x 3.90m	17'8" x 12'9"
Living Room	5.39m x 4.62m	17'8" x 15'1"
Day Room	3.21m x 2.31m	10'6" x 7'6"
Utility	2.08m x 2.05m	6'10" x 6'8"
Master Bedroom	4.73m x 2.72m	15'6" x 8'11"
Bedroom 2	3.42m x 3.13m	11'2" x 10'3"
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

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The Yew

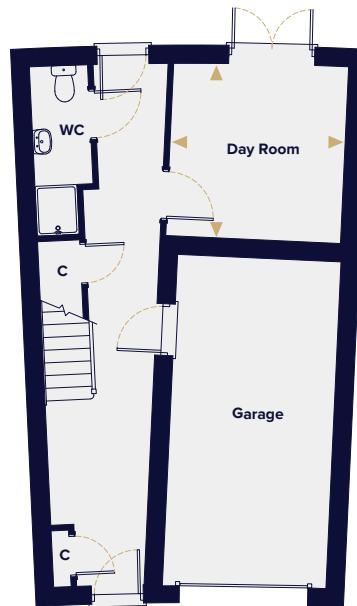


The Yew

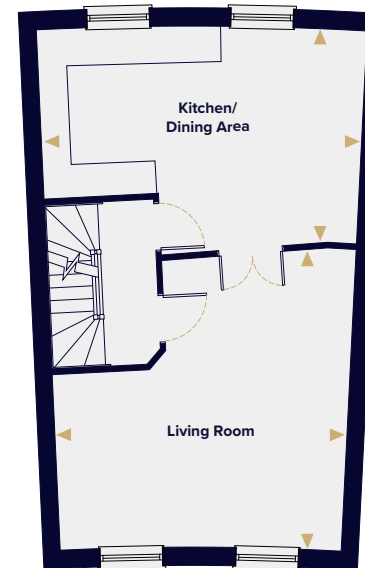
THREE BEDROOM HOUSE

Plots 98, 99, 100(h), 102(h) & 103(h)

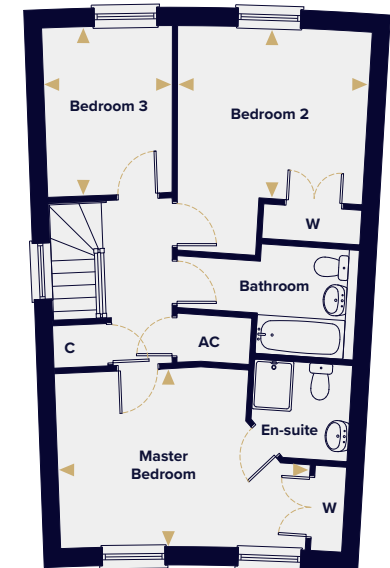
Ground floor



First floor



Second floor



Kitchen/Dining Area	5.76m x 3.92m	18'9" x 12'11"
Living Room	5.38m x 5.20m	17'8" x 17'1"
Day Room	3.19m x 3.15m	10'4" x 10'3"
Master Bedroom	4.32m x 3.17m	14'2" x 10'5"
Bedroom 2	3.15m x 3.07m	10'3" x 10'1"
Bedroom 3	3.02m x 2.60m	9'9" x 8'7"

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

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The Snowdrop



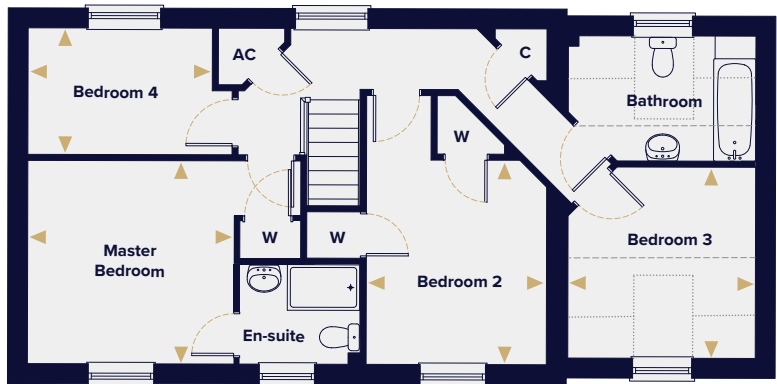
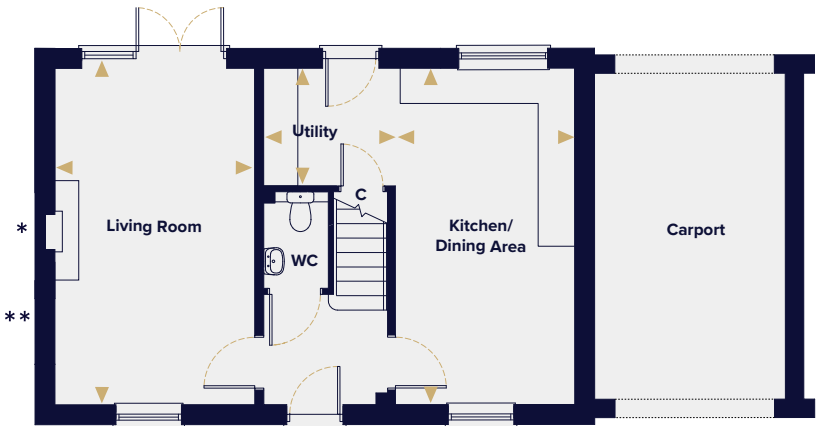
The Snowdrop

FOUR BEDROOM HOUSE

Plots 23, 24(h) & 210

Ground floor

First floor



Kitchen/Dining Area	5.57m x 2.97m	18'3" x 9'9"
Living Room	5.57m x 3.31m	18'3" x 10'10"
Utility	2.15m x 1.95m	7'2" x 6'4"
Master Bedroom	3.42m x 3.37m	11'2" x 11'1"
Bedroom 2	3.39m x 2.99m	11'2" x 9'10"
Bedroom 3	3.11m x 2.31m	11'0" x 7'11"
Bedroom 4	3.06m x 2.10m	10'0" x 6'11"

- W Wardrobe
- C Cupboard
- Denotes where dimensions are taken from
- Indicates reduced head height
- Indicates reduced head height below 1.5m
- AC Airing cupboard
- Fireplace
- * External chimney to Plot 210 only
- ** Window to Plot 210 only

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The Rowan

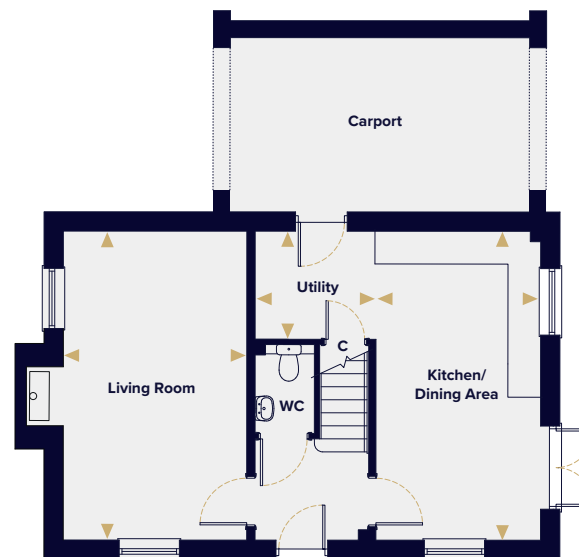


The Rowan

FOUR BEDROOM HOUSE

Plots 1, 72(h) & 127

Ground floor



First floor



Kitchen/Dining Area	5.57m x 2.97m	18'3" x 9'8"
Living Room	5.57m x 3.31m	18'3" x 10'10"
Utility	2.15m x 1.95m	7'1" x 6'4"
Master Bedroom	3.42m x 3.38m	11'3" x 11'1"
Bedroom 2	3.88m x 3.11m	13'1" x 10'2"
Bedroom 3	3.38m x 3.01m	11'1" x 9'11"
Bedroom 4	3.06m x 2.10m	10'0" x 6'9"

- 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
- 🔥 Fireplace
- * Master Bedroom wardrobe to Plots 72 & 127 only

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The Marigold



The Marigold

FOUR BEDROOM HOUSE

Plots 69, 73, 79(h) & 84

Ground floor



First floor



Kitchen	3.77m x 3.00m	12'4" x 9'8"
Living Room	5.58m x 3.31m	18'3" x 10'10"
Dining Room	3.45m x 3.34m	11'3" x 10'11"
Study	2.95m x 1.86m	9'8" x 6'1"
Master Bedroom	3.32m x 3.29m	10'10" x 10'9"
Bedroom 2	3.41m x 2.96m	11'2" x 9'8"
Bedroom 3	3.50m x 3.34m	11'5" x 10'11"
Bedroom 4	2.66m x 2.07m	8'8" x 6'9"

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

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The Clover



The Clover

FOUR BEDROOM HOUSE

Plots 44(h), 77, 86(h) & 88(h)

Ground floor



First floor



Kitchen/Dining Room	5.34m x 5.17m	17'6" x 16'11"
Living Room	5.40m x 3.64m	17'9" x 11'11"
Study	3.38m x 2.31m	11'1" x 7'7"
Master Bedroom	3.68m x 3.13m	12'1" x 10'3"
Bedroom 2	3.38m x 2.86m	11'1" x 9'4"
Bedroom 3	3.09m x 2.94m	10'1" x 9'6"
Bedroom 4	2.66m x 2.17m	8'8" 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 Ash



The Ash

FOUR BEDROOM HOUSE

Plots 61, 74, 89(h), 118(h), 119(h), 131 & 211

Ground floor



First floor



Kitchen	3.92m x 3.84m	12'10" x 12'7"
Dining Area	3.99m x 3.07m	13'1" x 10'1"
Living Room	4.67m x 3.88m	15'4" x 12'9"
Utility	2.11m x 1.67m	6'11" x 5'6"
Master Bedroom	3.91m x 3.18m	12'10" x 10'5"
Bedroom 2	3.30m x 3.13m	10'10" x 10'3"
Bedroom 3	2.92m x 2.86m	9'7" x 9'5"
Bedroom 4	3.04m x 2.48m	10'0" x 8'2"

- W Wardrobe
- C Cupboard
- Denotes where dimensions are taken from
- AC Airing cupboard
- (h) Plot is handed
- Fireplace
- * Fireplace to Plots 89 & 211

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The Teasel



The Teasel

FOUR BEDROOM HOUSE

Plot 75



Kitchen/Dining Room	5.69m x 4.44m	18'8" x 14'5"
Living Room	6.59m x 3.67m	21'7" x 12'0"
Utility	1.54m x 1.35m	5'0" x 4'5"
Study	3.12m x 2.50m	10'3" x 8'2"
Master Bedroom	4.31m x 3.72m	14'1" x 12'2"
Bedroom 2	3.18m x 3.07m	10'5" x 10'1"
Bedroom 3	3.07m x 2.59m	10'1" x 8'6"
Bedroom 4	2.99m x 2.70m	9'10" x 8'10"

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

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The Cowslip



The Cowslip

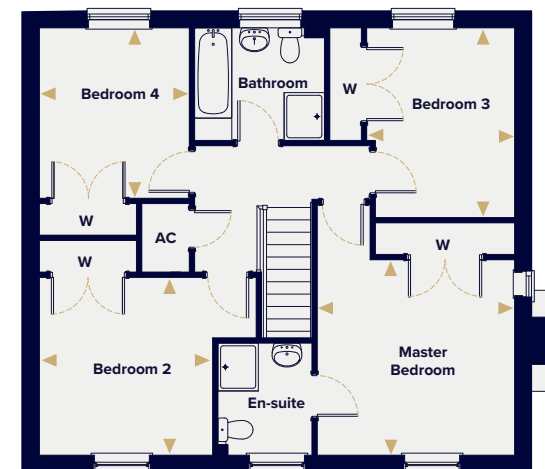
FOUR BEDROOM HOUSE

Plot 239

Ground floor



First floor



Kitchen/Dining Area	8.95m x 3.20m	29'4" 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 10'8"
Bedroom 3	3.58m 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
- Fireplace

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The Sorrel





The Sorrel

FOUR BEDROOM HOUSE

Plots 68, 78 & 87

Ground floor



First floor



Kitchen	4.59m x 3.08m	15'0" x 10'1"
Utility	2.26m x 1.98m	7'5" x 6'6"
Study	3.36m x 2.75m	11'0" x 9'0"
Dining Area	5.61m x 3.08m	18'4" x 10'1"
Living Room	4.83m x 4.67m	15'10" x 15'3"
Master Bedroom	4.67m x 4.06m	15'3" x 13'3"
Bedroom 2	3.44m x 3.35m	11'3" x 10'11"
Bedroom 3	3.17m x 3.09m	10'5" x 10'1"
Bedroom 4	3.39m x 3.04m	11'1" x 9'11"

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

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The Thurton



The Thurton

FIVE BEDROOM HOUSE

Plots 67, 76 & 85

Ground floor



First floor



Kitchen/Dining Area	6.65m x 4.98m	21'10" x 16'4"
Family Area	3.53m x 3.08m	11'6" x 10'1"
Living Room	4.83m x 4.67m	15'10" x 15'4"
Study	3.36m x 2.95m	11'0" x 9'8"
Utility	2.12m x 2.11m	6'11" x 6'11"
Master Bedroom	4.67m x 3.18m	15'4" x 10'5"
Bedroom 2	3.76m x 3.61m	12'4" x 11'10"
Bedroom 3	4.04m x 2.89m	13'3" x 9'6"
Bedroom 4	3.44m x 2.78m	11'3" x 9'1"
Bedroom 5	4.04m x 2.89m	13'3" x 9'6"

- W Wardrobe
- C Cupboard
- Denotes where dimensions are taken from
- AC Airing cupboard
- 🔥 Wood burning stove

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St George's Park.

NEEDHAM MARKET, SUFFOLK



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Travel times and distances.

By road to:

Stowmarket

4 miles

Ipswich

8 miles

Bury St Edmunds

21 miles

Colchester

24 miles

Aldeburgh

27 miles

Cambridge

47 miles

Stansted Airport

54 miles

By rail to:

(From Needham Market station)

Ipswich

10 mins

Bury St Edmunds

26 mins

Colchester

36 mins

Norwich

50 mins

Cambridge

1 hr 10 mins

London Liverpool Street

1 hr 23 mins

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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

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