



HOPKINS
HOMES



BIRCH GATE

Wymondham ~ Norfolk



Traditionally designed 2, 3, 4 & 5 bedroom homes

WELCOME TO
BIRCH GATE
by Hopkins Homes



Computer generated image of properties at Birch Gate. Indicative only.

A delightful collection of 2, 3, 4 & 5 bedroom homes in the historic town of Wymondham, just a short distance from the vibrant city of Norwich.

Situated just off the A11, Wymondham is perfectly located to reach Norwich to the north and Thetford, Cambridge and London to the south. With spectacular surroundings and an abundance of entertainment on your doorstep the homes at Birch Gate provide the perfect setting for modern living.

James Hopkins

Executive Chairman and founder of Hopkins Homes



A tradition of excellence

With an award-winning portfolio and in excess of 20 years of designing and building homes throughout East Anglia, Hopkins Homes have an enviable reputation for their quality, craftsmanship and attention to detail.



This exciting collection of new homes at Birch Gate provides a mix of properties in a variety of designs and sizes, from coach houses, apartments and bungalows to traditional two-storey family homes and contemporary townhouses.

With 29 property styles designed to blend seamlessly with their unique surroundings, the needs of a wide range of buyers will be surpassed.

At Hopkins Homes a great deal of consideration goes into the design with the aim of creating developments that are attractive and desirable to live in for years to come. From the careful choice of high quality materials and construction methods, we ensure that a Hopkins home is of a superior standard.



Market Cross



Station Bistro



Norwich



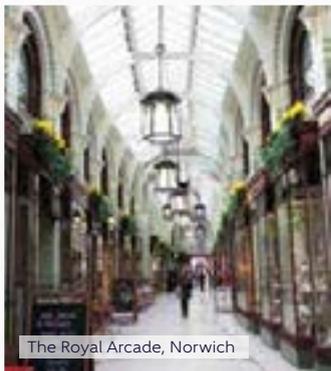
Market Street, Wymondham



Cross Keys, Wymondham



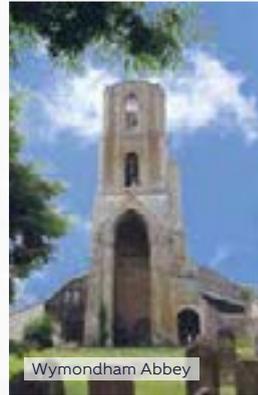
Kindreds, Wymondham



The Royal Arcade, Norwich



Surrounding countryside



Wymondham Abbey



Town sign

Wymondham, a beautiful retreat within easy reach of Norwich

Lying just under 10 miles to Norwich's south-west, the ancient market town of Wymondham can be found. With an intriguing past and a flourishing present, the town offers plenty to see and do. Historic houses and buildings line the streets near to the market square whilst a short walk will take you to some breathtaking views over the surrounding countryside that envelops the homes at Birch Gate.

The town dates back to Anglo-Saxon times with records of a Saxon church lying close to the site of the impressive 'Wymondham Abbey' that still stands today. The church of St Mary and St Thomas of Canterbury or 'Wymondham Abbey' as it is commonly known is noted as one of the grandest religious buildings in East Anglia, it is complete with a hammer-beam roof featuring 200 angels, 14th century font and two towers that can be seen from miles away.

Plenty of buildings of interest are dotted throughout the town including the iconic Grade I listed Market Cross. Standing tall in the market square, this octagonal building now serves as a Tourist Information centre. The Green Dragon public house is one of the oldest pubs in the country dating back to the 14th century and provides a friendly and inviting atmosphere for a drink or meal.

Wymondham is served by several educational facilities including the Ashleigh Primary School & Nursery, Robert Kett Junior School, Wymondham High and Wymondham College. Nearby Norwich offers further education at the renowned University of East Anglia.

Wymondham is home to several eateries including the timber beamed Cross Keys pub, the Kindreds Restaurant offering fine dining and the award-winning Station Bistro offering superb food in a train carriage for something out of the ordinary. With amenities close to hand, Wymondham is well serviced with a local library, pharmacy, banks and Community Hospital. The town provides a mix of local and high street stores whilst nearby Norwich can be reached easily for a wider range of shops or a day out.

Placed just off the A11, Wymondham has excellent links to Norwich to the north, Cambridge to the south-west and Thetford to the south. Boasting its own railway station on the Breckland Line, the town can be a great starting point to explore Norfolk and beyond.



Our portfolio of success



“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



“Skilled craftsmanship was used to restore the period heritage of the original building.”

Hot Property

“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



Award-winning Hopkins Homes

Our commitment to excellent style, design and quality has been recognised with numerous local and national awards, over 52 to date, these are our most recent.

2016

- NHBC Seal of Excellence Award
Oliver’s Grove, Stanway
- NHBC Pride in the Job Award
Oliver’s Grove, Stanway
- NHBC Pride in the Job Award
Grove Park, Barrow

2015

- Sunday Times British Homes Awards
Best Development
St Michael’s & Bure Place, Aylsham
- What House? Award
Best Development
St Michael’s & Bure Place, Aylsham
- Housebuilder Awards
Best Refurbishment
Bure Place, Aylsham
- LABC Building Excellence Award
The Water Tower, Bure Place, Aylsham
- NHBC Pride in the Job Award
Grove Park, Barrow

2014

- NHBC Seal of Excellence Award
St Andrew’s Place, Kilverstone
- NHBC Pride in the Job Award
St Andrew’s Place, Kilverstone
- Building Excellence Awards
Best New Housing Development
Scholars’ Quarter, Norwich, Finalist

2013

- NHBC Pride in the Job Award
Eastgate Rise, Bury St Edmunds
- NHBC Pride in the Job Award
St Andrew’s Place, Kilverstone

2012

- Housing Design Awards
Completed Project Winner
Tibby’s Triangle, Southwold
- NHBC Pride in the Job Award
Scholars’ Quarter, Norwich
- NHBC Pride in the Job Award
The Martellos, Felixstowe
- NHBC Pride in the Job Award
Miller’s Tye, Soham

2011

- What House? Gold Award
Best Brownfield Development
Tibby’s Triangle, Southwold
- NHBC Seal of Excellence Award
Bell’s Grange, Bocking
- NHBC Pride in the Job Award
Bell’s Grange, Bocking
- NHBC Pride in the Job Award
Fairfield Park, Costessey
- Norwich Society Design Award
Scholars’ Quarter, Norwich

2010

- NHBC Seal of Excellence Award
Fairfield Park, Costessey
- NHBC Pride in the Job Award
Fairfield Park, Costessey
- NHBC Pride in the Job Award
Albany Place, Ipswich



DEVELOPMENT LAYOUT



- | | | | |
|--|---|--|---|
| The Ainsie
Plots 1(h), 4 & 50 | The Heacham
Plots 7, 32(h), 85(h), 150 & 152 | The Chet
Plots 14(h), 17(h), 100, 104(h), 106, 107(h) & 140 | The Thurne
Plots 23(h), 25, 46(h), 47, 48, 86(h), 87, 92(h) & 95 |
| The Babingley
Plots 2(h), 3, 11(h), 12, 24, 26, 27, 28, 30(h), 37, 38(h), 49(h), 112, 139 & 147 | The Wissey
Plot 8 | The Tas
Plots 18, 63 & 64(h) | The Glaven
Plots 33 & 34 |
| The Ingol
Plots 5, 82, 145(h) & 146(h) | The Beck
Plots 9, 16(h), 19(h), 65 & 78 | The Gadder
Plots 20, 21(h), 93 & 94(h) | The Hagon
Plots 35, 151 & 153 |
| The Beeston
Plots 6(h), 15(h), 31 & 99 | The Burn
Plots 10(h) & 13 | The Waveney
Plots 22, 29, 44(h), 84, 111 & 138 | The Ouse
Plots 36 & 45(h) |



**HOPKINS
HOMES**



The 29 exciting designs at Birch Gate have been sympathetically designed with their surroundings in mind. With plenty of open space throughout the development and picturesque lake, the homes at Birch Gate provide unique living amongst beautiful surroundings. With spacious proportions, generous gardens and ample parking and garaging facilities, Birch Gate has been designed with modern living in mind.

- | | | | |
|--|--------------------------------------|---|--|
| The Penny
Plot 39 | The Stiffkey
Plot 77 | The Bure
Plots 97 & 148 | The Tud
Plots 73, 75 & 76 |
| The Scarrow
Plots 40(h), 70, 90, 105, 110(h) & 127(h) | The Thet
Plots 79, 80 & 81 | The Wensum
Plot 98 | Affordable Housing |
| The Spring
Plots 41, 42, 43, 66(h), 67, 68(h), 69, 108(h), 109, 121, 122, 123, 124(h), 125(h) & 126(h) | The Panford
Plot 83 | The Yare
Plots 101(h), 102(h), 103(h), 113, 114, 115, 116, 117, 141(h), 142, 143(h) & 144 | Attenuation Basins |
| The Nene
Plot 71 | The Tiffey
Plots 96 & 149 | The Ant
Plots 51, 52(h), 53, 54(h), 55, 72 & 74 | S/S Denotes Sub Station
P/S Denotes Pumping Station
C/S Denotes Cycle Store
B/S Denotes Bin Store |

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 may vary, please refer to drawings in sales office. Development layout not to scale for indication only.

THE AINSE

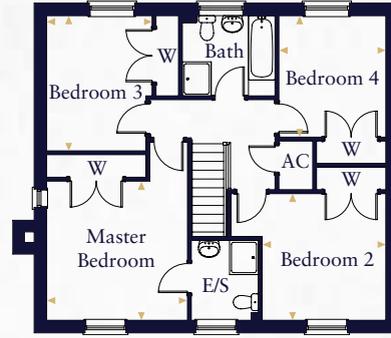
PLOTS 1(H), 4 & 50



Computer generated image indicative only.

Kitchen	4.990m x 3.200m	16'4" x 10'6"
Dining Area	3.958m x 3.200m	13'0" x 10'6"
Living Room	4.698m x 3.716m	15'5" x 12'2"
Utility	2.268m x 1.650m	7'5" x 5'5"
Study	2.987m x 2.949m	9'10" x 9'8"
Master Bedroom	3.716m x 3.680m	12'2" x 12'1"
Bedroom 2	3.348m x 3.262m	11'0" x 10'8"
Bedroom 3	3.572m x 2.785m	11'8" x 9'1"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

◀ Indicates where measurements have been taken from.



First floor



Ground floor

THE BABINGLEY

PLOTS 2(H), 3, 11(H), 12, 24, 26, 27, 28, 30(H), 37, 38(H), 49(H), 112, 139 & 147



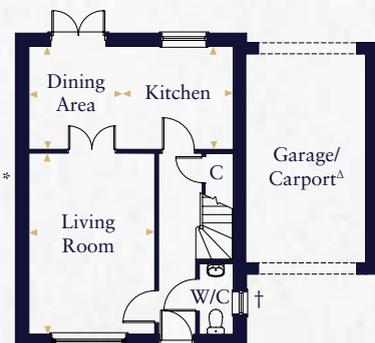
Computer generated image indicative only.

Kitchen	2.900m x 2.722m	9'6" x 8'11"
Dining Area	2.722m x 2.495m	8'11" x 8'2"
Living Room	4.782m x 3.329m	15'8" x 10'11"
Master Bedroom	3.976m x 3.328m	13'0" x 10'11"
Bedroom 2	4.028m x 3.109m	13'2" x 10'2"
Bedroom 2 (Plots 26, 27, 30 & 49)	5.464m x 2.952m	17'11" x 9'8"
Bedroom 3	2.925m x 2.821m	9'7" x 9'3"

- Plot 139 has a different roof elevation.
- * Plot 2 has additional windows to Living Room & Master Bedroom.
- † Plots 26, 27, 30 & 49 do not have this window.
- △ Plots 26, 27, 30 & 49 have a Garage.
- Indicates reduced head height.
- ▲ Dimensions taken to 1.5m head height.
- ▨ Velux window.
- ◀ Indicates where measurements have been taken from.



First floor



Ground floor

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

THE INGOL

PLOTS 5, 82, 145(H) & 146(H)



First floor



Ground floor



Computer generated image indicative only.

Kitchen	3.615m x 2.950m	11'10" x 9'8"
Breakfast Area	3.450m x 3.340m	11'3" x 10'11"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Study	2.950m x 1.862m	9'8" x 6'1"
Master Bedroom	3.313m x 3.285m	10'10" x 10'9"
Bedroom 2	3.407m x 2.962m	11'2" x 9'8"
Bedroom 3	3.450m x 3.340m	11'3" x 10'11"
Bedroom 4	2.663m x 2.070m	8'8" x 6'9"

Plots 82 & 146 do not have an external chimney.

◀ Indicates where measurements have been taken from.

THE BEESTON

PLOTS 6(H), 15(H), 31 & 99



First floor



Ground floor



Computer generated image indicative only.

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'5"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Living Room	4.698m x 3.873m	15'5" x 12'8"
Utility	2.654m x 1.667m	8'8" x 5'5"
Master Bedroom	4.301m x 3.174m	14'1" x 10'5"
Bedroom 2	2.982m x 2.851m	9'9" x 9'4"
Bedroom 3	3.299m x 2.730m	10'9" x 8'11"
Bedroom 4	3.037m x 2.473m	10'0" x 8'1"

◀ Indicates where measurements have been taken from.

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

THE HEACHAM

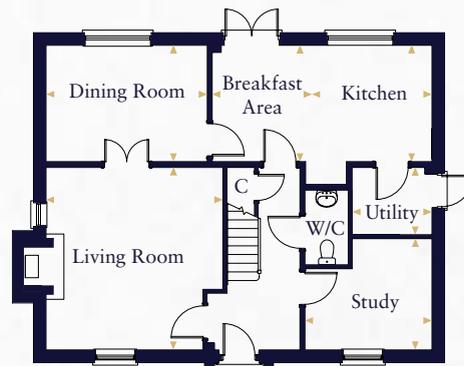
PLOTS 7, 32(H), 85(H), 150 & 152



Computer generated image indicative only.



First floor



Ground floor

Kitchen	3.170m x 3.075m	10'5" x 10'1"
Breakfast Area	3.075m x 2.630m	10'1" x 8'7"
Dining Room	4.255m x 3.075m	13'11" x 10'1"
Living Room	4.823m x 4.668m	15'10" x 15'4"
Utility	2.110m x 1.780m	6'11" x 5'10"
Study	3.355m x 2.943m	11'0" x 9'8"
Master Bedroom	4.670m x 4.060m	15'4" x 13'4"
Bedroom 2	4.060m x 3.438m	13'4" x 11'3"
Bedroom 3	3.618m x 3.083m	11'10" x 10'1"
Bedroom 4	3.670m x 3.038m	12'0" x 9'11"

◀ Indicates where measurements have been taken from.

THE WISSEY

PLOT 8



Computer generated image indicative only.



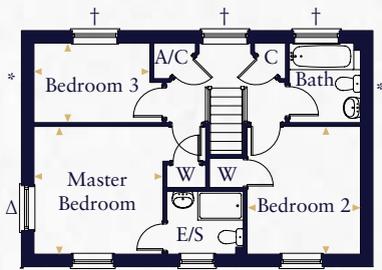
Kitchen	3.670m x 3.220m	12'0" x 10'7"
Dining Area	4.492m x 3.404m	14'9" x 11'2"
Living Area	4.492m x 3.591m	14'9" x 11'9"
Master Bedroom	3.815m x 3.220m	12'6" x 10'7"
Bedroom 2	2.975m x 2.705m	9'9" x 8'10"
Bedroom 3	2.740m x 2.585m	9'0" x 8'5"

◀ Indicates where measurements have been taken from.

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

THE BECK

PLOTS 9, 16(H), 19(H), 65 & 78



First floor



Ground floor



Computer generated image indicative only.

Kitchen	3.000m x 2.950m	9'10" x 9'8"
Dining Area	2.950m x 2.572m	9'8" x 8'5"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'2" x 6'4"
Master Bedroom	3.404m x 3.372m	11'2" x 11'0"
Bedroom 2	3.372m x 2.990m	11'0" x 9'9"
Bedroom 3	3.058m x 2.100m	10'0" x 6'10"

Plots 9 & 19 have an external chimney.

* Plots 9 & 16 have additional windows & doors.

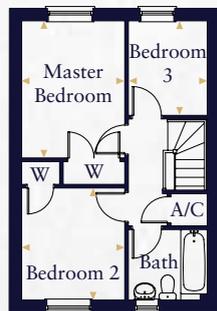
† Plots 9 & 16 do not have these windows and doors.

Δ Plots 9, 16 & 78 do not have these windows.

◀ Indicates where measurements have been taken from.

THE BURN

PLOTS 10(H) & 13



First floor



Ground floor



Computer generated image indicative only.

Kitchen	2.755m x 2.574m	9'0" x 8'5"
Living/Dining Area	4.899m x 4.525m	16'1" x 14'10"
Master Bedroom	3.625m x 2.722m	11'11" x 8'11"
Bedroom 2	2.960m x 2.722m	9'9" x 8'11"
Bedroom 3	2.497m x 2.083m	8'2" x 6'10"

◀ Indicates where measurements have been taken from.

THE CHET

PLOTS 14(H), 17(H), 100,
104(H), 106, 107(H) & 140



Computer generated image indicative only.

Kitchen	3.008m x 2.720m	9'10" x 8'11"
Dining Area	2.720m x 2.387m	8'11" x 7'10"
Living Room	4.782m x 3.331m	15'8" x 10'11"
Master Bedroom	3.627m x 3.141m	11'10" x 10'3"
Bedroom 2	3.141m x 2.904m	10'3" x 9'6"
Bedroom 3	2.721m x 2.154m	8'11" x 7'1"

Plot 14 has a different roof elevation.

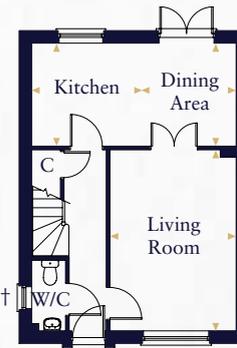
* Plot 106 has an additional window to stairs.

† Plots 14, 17, 100 & 104 do not have this window.

◀ Indicates where measurements have been taken from.



First floor



Ground floor

THE TAS

PLOTS 18, 63 & 64(H)

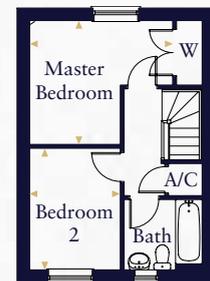


Computer generated image indicative only.

Kitchen	2.753m x 2.285m	9'0" x 7'6"
Living/Dining Area	4.550m x 3.731m	14'11" x 12'3"
Master Bedroom	3.775m x 3.271m	12'4" x 10'8"
Bedroom 2	3.213m x 2.393m	10'6" x 7'10"

* Plot 18 has an additional window to stairs.

◀ Indicates where measurements have been taken from.



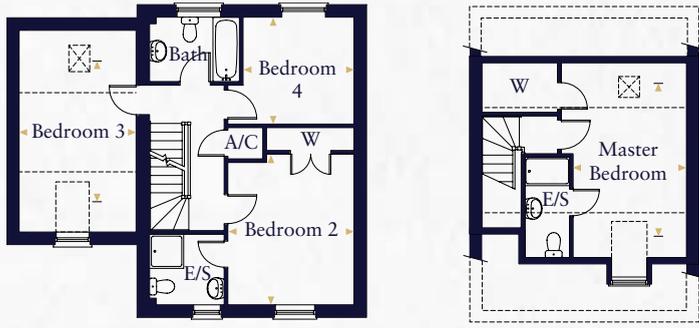
First floor



Ground floor

THE GADDER

PLOTS 20, 21(H), 93 & 94(H)

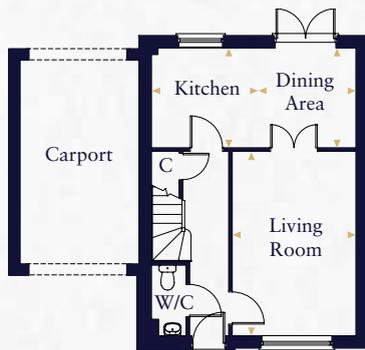


First floor

Second floor



Computer generated image indicative only.



Ground floor

Kitchen	3.000m x 2.635m	9'10" x 8'8"
Dining Area	2.635m x 2.395m	8'8" x 7'11"
Living Room	4.868m x 3.263m	16'0" x 10'8"
Master Bedroom	4.136m x 2.993m	13'7" x 9'10"
Bedroom 2	3.979m x 3.331m	13'1" x 10'11"
Bedroom 3	3.704m x 3.085m	12'2" x 10'1"
Bedroom 4	2.928m x 2.824m	9'7" x 9'3"

--- Indicates reduced head height.

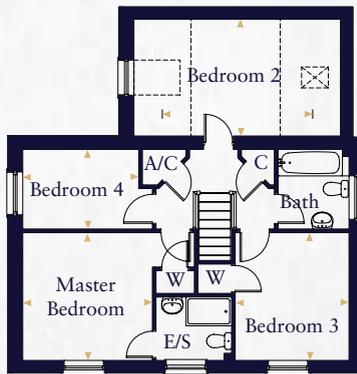
▲ Dimensions taken to 1.5m head height.

▨ Velux window.

▲ Indicates where measurements have been taken from.

THE WAVENEY

PLOTS 22, 29, 44(H), 84, 111 & 138



First floor



Computer generated image indicative only.



Ground floor

Kitchen	3.000m x 2.950m	9'10" x 9'8"
Dining Area	2.950m x 2.572m	9'8" x 8'5"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'2" x 6'4"
Master Bedroom	3.420m x 3.375m	11'3" x 11'1"
Bedroom 2	3.982m x 3.110m	13'0" x 10'2"
Bedroom 3	3.375m x 3.005m	11'0" x 9'10"
Bedroom 4	3.060m x 2.103m	10'0" x 6'10"

--- Indicates reduced head height.

▲ Dimensions taken to 1.5m head height.

▨ Velux window.

▲ Indicates where measurements have been taken from.

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

THE THURNE

PLOTS 23(H), 25, 46(H), 47,
48, 86(H), 87, 92(H) & 95



Computer generated image indicative only.

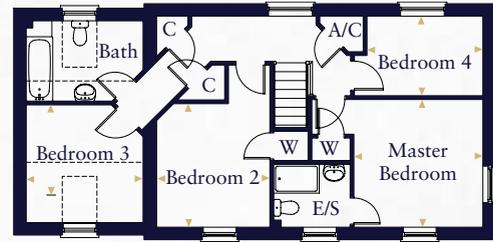
Kitchen	3.000m x 2.975m	9'10" x 9'9"
Dining Area	2.975m x 2.575m	9'9" x 8'5"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.199m x 1.951m	7'3" x 6'5"
Master Bedroom	3.404m x 3.372m	11'2" x 11'1"
Bedroom 2	3.261m x 2.990m	10'8" x 9'10"
Bedroom 3	3.085m x 2.326m	10'1" x 7'7"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

--- Indicates reduced head height.

▲ Dimensions taken to 1.5m head height.

▤ Velux window.

▲ Indicates where measurements have been taken from.



First floor



Ground floor

THE GLAVEN

PLOTS 33 & 34



Computer generated image indicative only.

Kitchen	4.663m x 4.300m	15'4" x 14'1"
Dining Area	5.315m x 2.375m	17'5" x 7'10"
Family Area	3.530m x 3.075m	11'7" x 10'1"
Living Room	4.823m x 4.668m	15'9" x 15'3"
Utility	2.432m x 2.110m	7'11" x 6'11"
Study	3.355m x 2.942m	11'0" x 9'7"
Master Bedroom	4.670m x 3.975m	15'3" x 13'0"
Bedroom 2	4.038m x 3.627m	13'3" x 11'10"
Bedroom 3	3.760m x 3.610m	12'4" x 11'10"
Bedroom 4	3.437m x 3.083m	11'3" x 10'1"

† Plot 33 does not have this window.

▲ Indicates where measurements have been taken from.



First floor



Ground floor

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

THE HAGON

PLOTS 35, 151 & 153



Computer generated image indicative only.

Kitchen	3.850m x 3.600m	12'8" x 11'10"
Dining Area	3.850m x 2.909m	12'8" x 9'6"
Living Room	5.894m x 3.937m	19'4" x 12'11"
Utility	2.229m x 1.894m	7'3" x 6'2"
Study	3.324m x 2.114m	10'11" x 6'11"
Master Bedroom	3.929m x 3.839m	12'10" x 12'7"
Bedroom 2	3.807m x 3.339m	12'5" x 10'11"
Bedroom 3	3.383m x 3.324m	11'1" x 10'11"
Bedroom 4	2.977m x 2.455m	9'9" x 8'1"

Plot 151 window sizes vary to Living Room and Study.

† Plot 151 does not have this window.

◀ Indicates where measurements have been taken from.

THE OUSE

PLOTS 36 & 45(H)



Computer generated image indicative only.

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Living Room	4.697m x 3.872m	15'5" x 12'8"
Utility	2.654m x 1.667m	8'8" x 5'6"
Master Bedroom	4.997m x 3.174m	16'5" x 10'5"
Bedroom 2	4.060m x 3.111m	13'3" x 10'2"
Bedroom 3	3.017m x 2.730m	9'11" x 8'11"
Bedroom 4	2.982m x 2.850m	9'9" x 9'4"

--- Indicates reduced head height.

▲ Dimensions taken to 1.5m head height.

▨ Velux window.

◀ Indicates where measurements have been taken from.

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

THE PENNY

PLOT 39



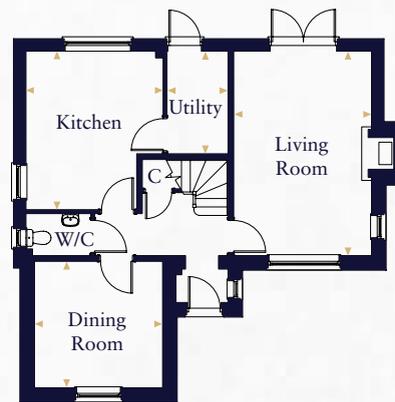
Computer generated image indicative only.

Kitchen	4.188m x 3.620m	13'8" x 11'10"
Dining Room	3.380m x 3.338m	11'1" x 10'11"
Living Room	5.398m x 3.637m	17'8" x 11'11"
Utility	2.710m x 1.611m	8'10" x 5'3"
Master Bedroom	3.677m x 3.128m	12'0" x 10'3"
Bedroom 2	3.380m x 2.860m	11'1" x 9'4"
Bedroom 3	3.120m x 2.961m	10'2" x 9'8"
Bedroom 4	2.651m x 2.170m	8'8" x 7'1"

◀ Indicates where measurements have been taken from.



First floor



Ground floor

THE SCARROW

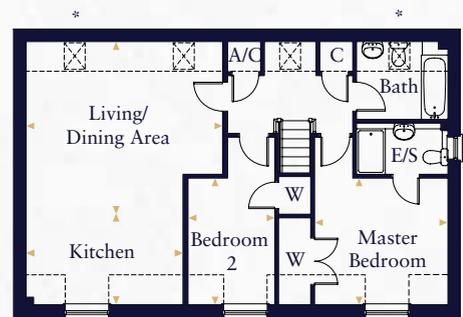
PLOTS 40(H), 70, 90, 105, 110(H) & 127(H)



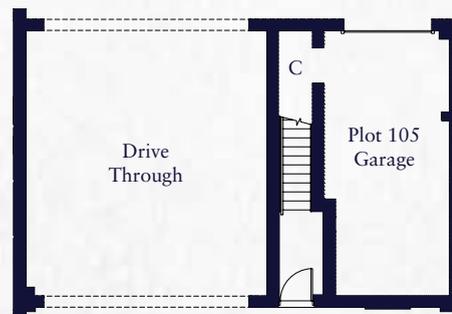
Computer generated image indicative only.

Kitchen	4.140m x 2.400m	13'7" x 7'10"
Living/Dining Area	5.185m x 4.550m	17'0" x 14'11"
Master Bedroom	3.518m x 3.345m	11'6" x 10'11"
Bedroom 2	3.345m x 2.287m	10'11" x 7'6"

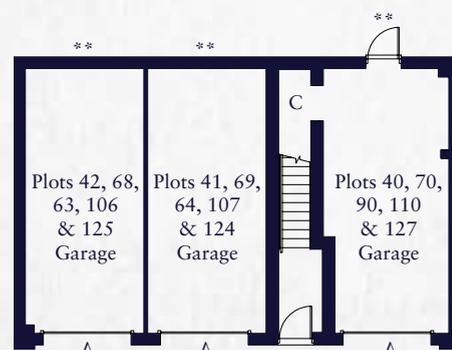
- * Plot 70 has dormer windows instead of Velux windows.
- ** Plot 70 has garage doors here.
- Δ Plot 70 has no garage doors here.
- † Plots 40, 105 & 127 do not have this window.
- Indicates reduced head height.
- ▤ Velux window.
- ◀ Indicates where measurements have been taken from.



First floor



Plot 105
Ground floor



Plots 40, 70,
90, 110 & 127
Ground floor

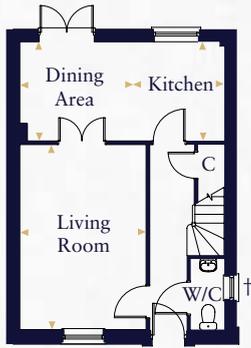
External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

THE SPRING

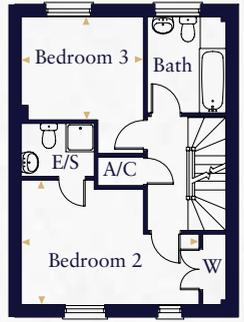
PLOTS 41, 42, 43, 66(H), 67, 68(H), 69, 108(H), 109, 121, 122, 123, 124(H), 125(H) & 126(H)



Second floor



Ground floor



First floor



Computer generated image indicative only.

Kitchen	2.620m x 2.400m	8'7" x 7'10"
Dining Area	2.995m x 2.620m	9'10" x 8'7"
Living Room	4.883m x 3.331m	16'0" x 10'11"
Master Bedroom	4.168m x 3.305m	13'8" x 10'10"
Bedroom 2	4.688m x 3.287m	15'4" x 10'9"
Bedroom 3	3.220m x 2.720m	10'7" x 8'11"

Plots 42, 121, 122, 123, 124, 125 & 126 do not have an external chimney.

* Plots 66 & 68 have an additional window to stairs.

† Plots 41, 42, 66, 67, 68, 69, 108, 109, 121, 122, 124 & 125 do not have this window.

--- Indicates reduced head height.

▲ Dimensions taken to 1.5m head height.

▨ Velux window.

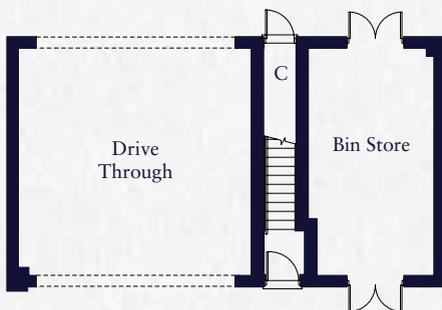
▲ Indicates where measurements have been taken from.

THE NENE

PLOT 71



First floor



Ground floor



Computer generated image indicative only.

Kitchen	3.931m x 2.025m	12'11" x 6'8"
Living/Dining Area	4.691m x 3.925m	15'5" x 12'11"
Master Bedroom	3.514m x 3.375m	11'6" x 11'1"
Bedroom 2	3.375m x 2.287m	11'1" x 7'6"

--- Indicates reduced head height.

▲ Indicates where measurements have been taken from.

THE STIFFKEY

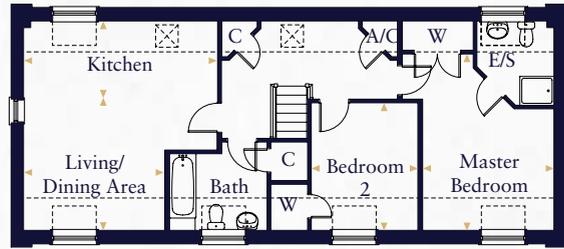
PLOT 77



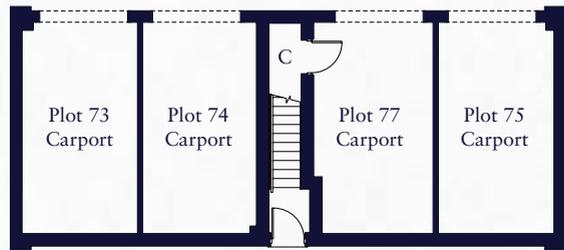
Computer generated image indicative only.

Kitchen	5.107m x 2.025m	16'9" x 6'8"
Living/Dining Area	3.725m x 3.505m	12'3" x 11'6"
Master Bedroom	4.658m x 3.467m	15'3" x 11'4"
Bedroom 2	3.370m x 2.813m	11'1" x 9'3"

◀ Indicates where measurements have been taken from.



First floor



Ground floor

THE THET

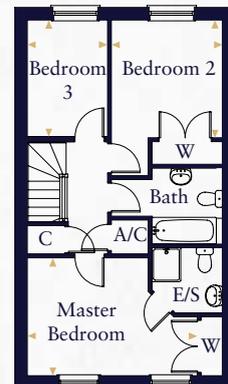
PLOTS 79, 80 & 81



Computer generated image indicative only.

Day Room	4.249m x 2.915m	13'11" x 9'7"
Utility	3.199m x 2.135m	10'6" x 7'0"
Study	3.113m x 2.915m	10'3" x 9'7"
Kitchen	3.114m x 2.045m	10'3" x 6'9"
Dining Area	4.139m x 3.105m	13'7" x 10'2"
Living Room	5.158m x 5.150m	16'11" x 16'11"
Master Bedroom	4.490m x 3.124m	14'8" x 10'3"
Bedroom 2	3.114m x 2.930m	10'3" x 9'7"
Bedroom 3	3.113m x 2.120m	10'3" x 7'0"

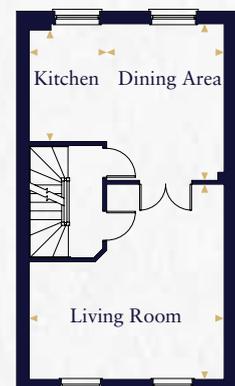
◀ Indicates where measurements have been taken from.



Second floor



Ground floor

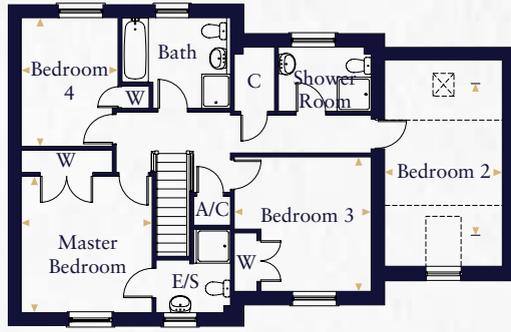


First floor

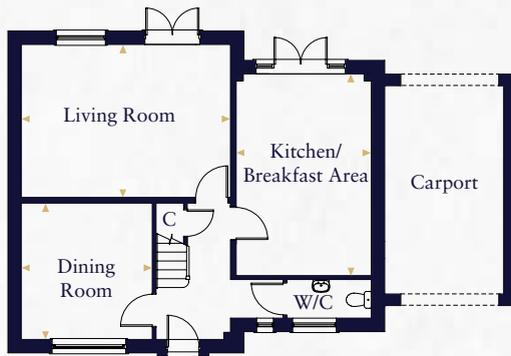
External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

THE PANFORD

PLOT 83



First floor



Ground floor



Computer generated image indicative only.

Kitchen/Breakfast Area	5.331m x 3.562m	17'6" x 11'8"
Dining Room	3.600m x 3.453m	11'9" x 11'4"
Living Room	5.518m x 4.040m	18'1" x 13'3"
Master Bedroom	3.600m x 3.453m	11'9" x 11'4"
Bedroom 2	4.015m x 3.110m	13'2" x 10'2"
Bedroom 3	3.612m x 3.554m	11'10" x 11'8"
Bedroom 4	3.400m x 2.553m	11'2" x 8'4"

--- Indicates reduced head height.

▲ Dimensions taken to 1.5m head height.

▨ Velux window.

▲ Indicates where measurements have been taken from.

THE TIFFEY

PLOTS 96 & 149



First floor



Ground floor



Computer generated image indicative only.

Kitchen	3.997m x 3.374m	13'1" x 11'1"
Breakfast Area	3.997m x 2.985m	13'1" x 9'9"
Dining Area	4.274m x 2.985m	14'0" x 9'10"
Living Room	6.809m x 4.013m	22'4" x 13'2"
Utility	2.546m x 1.895m	8'4" x 6'2"
Study	3.208m x 3.000m	10'6" x 9'10"
Master Bedroom	3.935m x 3.561m	12'11" x 11'8"
Bedroom 2	3.578m x 3.297m	11'8" x 10'9"
Bedroom 3	3.303m x 2.723m	10'10" x 8'11"
Bedroom 4	3.208m x 3.000m	10'6" x 9'10"
Bedroom 5	2.275m x 2.840m	7'5" x 9'4"

▲ Indicates where measurements have been taken from.

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.



Computer generated image indicative only.

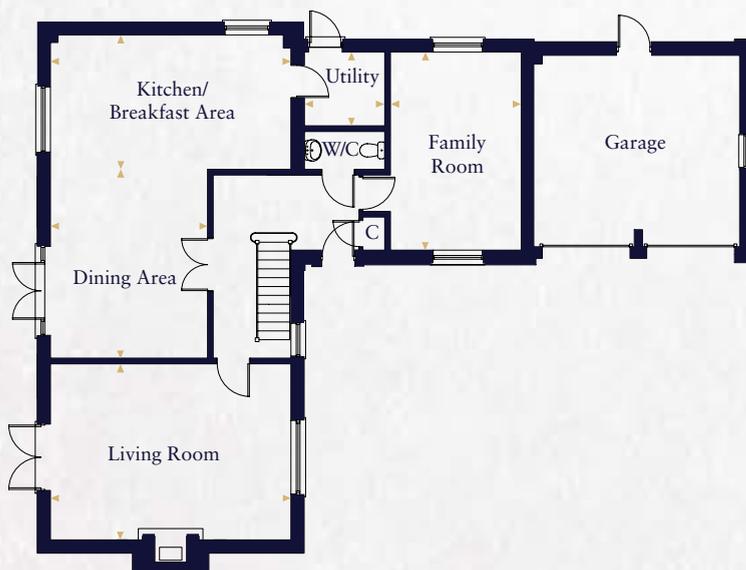
THE BURE

PLOTS 97 & 148

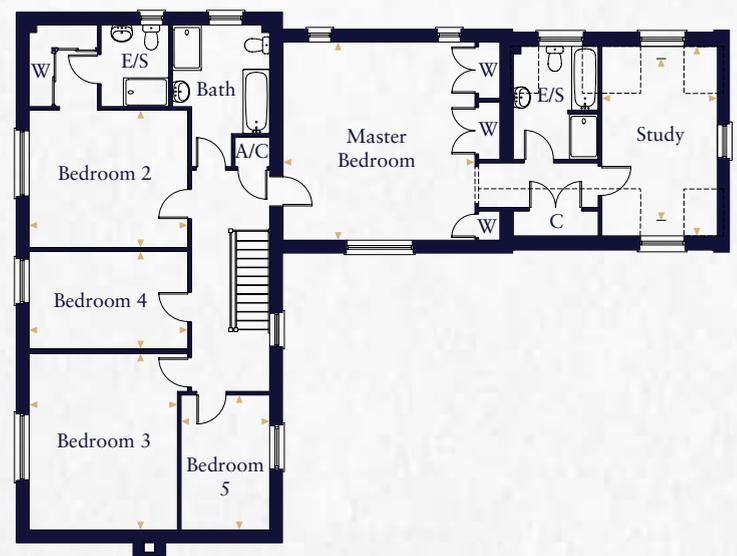
Kitchen/ Breakfast Area	6.344m x 3.550m	20'9" x 11'8"
Dining Area	4.984m x 4.140m	16'4" x 13'7"
Living Room	6.344m x 4.650m	20'9" x 15'3"
Family Room	5.234m x 3.450m	17'2" x 11'3"
Utility	2.120m x 1.950m	6'11" x 6'4"

Master Bedroom	5.234m x 5.063m	17'2" x 16'7"
Bedroom 2	4.187m x 3.629m	13'8" x 11'11"
Bedroom 3	4.650m x 3.913m	15'3" x 12'10"
Bedroom 4	4.187m x 2.558m	13'9" x 8'4"
Bedroom 5	3.563m x 2.336m	11'8" x 7'8"
Study	4.190m x 3.047m	13'9" x 10'0"

- Indicates reduced head height.
- ▲ Dimensions taken to 1.5m head height.
- ▲ Indicates where measurements have been taken from.



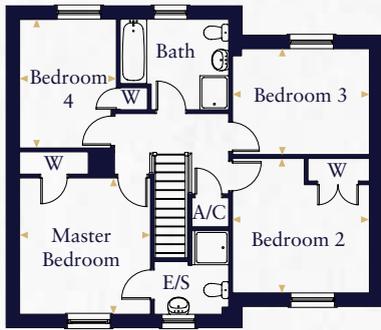
Ground floor



First floor

THE WENSUM

PLOT 98



First floor



Ground floor



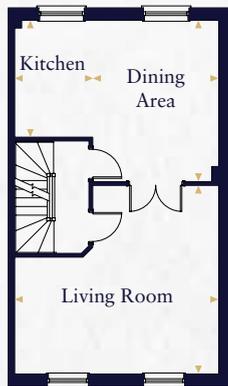
Computer generated image indicative only.

Kitchen	3.562m x 2.960m	11'8" x 9'9"
Breakfast Area	3.562m x 2.371m	11'8" x 7'9"
Dining Room	3.600m x 3.453m	11'9" x 11'4"
Living Room	5.518m x 4.040m	18'1" x 13'3"
Master Bedroom	3.600m x 3.453m	11'9" x 11'4"
Bedroom 2	3.612m x 3.554m	11'10" x 11'8"
Bedroom 3	3.612m x 2.798m	11'10" x 9'2"
Bedroom 4	3.400m x 2.553m	11'2" x 8'4"

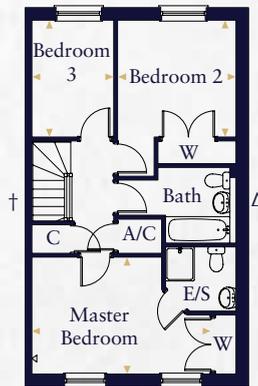
◀ Indicates where measurements have been taken from.

THE YARE

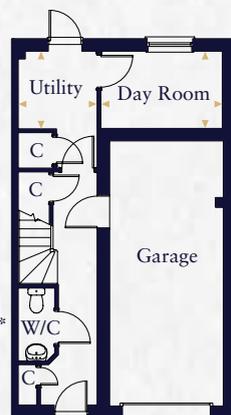
PLOTS 101(H), 102(H), 103(H), 113, 114, 115, 116, 117, 141(H), 142, 143(H) & 144



First floor



Second floor



Ground floor



Computer generated image indicative only.

Day Room	3.205m x 2.038m	10'6" x 6'8"
Utility	2.080m x 2.050m	6'10" x 6'8"
Kitchen	3.087m x 2.060m	10'2" x 6'9"
Dining Room	4.260m x 3.325m	14'0" x 10'11"
Living Room	5.385m x 4.983m	17'8" x 16'4"
Master Bedroom	4.725m x 3.087m	15'6" x 10'1"
Bedroom 2	3.125m x 3.087m	10'3" x 10'1"
Bedroom 3	3.087m x 2.160m	10'1" x 7'1"

* Plot 117 has an additional window to W/C.

† Plots 117, 141, 142, 143 & 144 have an additional window to stairs.

Δ Plot 113 has an additional window to bath.

◀ Indicates where measurements have been taken from.

External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

THE ANT

PLOTS 51, 52(H), 53, 54(H), 55, 72 & 74



Computer generated image indicative only.



Kitchen/Living/Dining Area	6.304m x 3.634m	20'8" x 11'11"
Master Bedroom	3.467m x 3.112m	11'4" x 10'2"
Bedroom 2	2.582m x 2.315m	8'6" x 7'7"

◀ Indicates where measurements have been taken from.

Plots 51-55



Ground floor



First floor



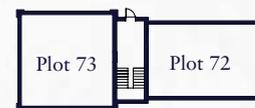
Second floor

THE TUD

PLOTS 73, 75 & 76



Computer generated image indicative only.



Ground floor



First floor



Second floor

Plots 72-76



Kitchen	2.800m x 2.450m	9'2" x 8'0"
Living/Dining Area	4.417m x 3.670m	14'6" x 12'0"
Master Bedroom	3.503m x 3.025m	11'6" x 10'0"
Bedroom 2	3.000m x 2.745m	9'10" x 9'0"

◀ Indicates where measurements have been taken from.



A specification of the highest quality

Kitchens

- Choice of kitchen cupboards and worktops*
- Oven, hob and extractor fan fitted as standard
- Plumbing for washing machine and dishwasher where possible
- Choice of wall tiles from our selected range*
- Choice of floor tiles from our selected range*

Electrical

- Double socket outlets throughout
- Outside lighting to front and rear on certain plots
- TV points to living room and all bedrooms
- Telephone points to living room, study and all bedrooms

Plumbing

- Central heating via thermostatically controlled radiators/panel heaters
- White sanitaryware throughout with chrome-effect mixer taps plus white bath panel and matching seat
- Outside tap where possible

Carpentry

- Moulded skirting and architraves painted white
- White painted staircase
- Four panel internal doors with matching chrome-effect handles

Ceilings

- Ceilings smooth throughout with coved cornicing where possible

Wall tiling

- Kitchen - between worktop and wall cupboards*
- Bathroom - half-height all round*
- En-Suite - full-height to shower cubicle with splashback to hand basin and tiled window sill where applicable*
- En-Suite with bath - full-height to shower cubicle and half-height all around*
- Cloakroom - splashback to hand basin and tiled window sill where applicable*

Other items

- Loft light where applicable
- Panel fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable
- All internal walls painted gardenia white

*Choice available subject to stage of construction.
This specification is only meant as a guide, some items may vary from plot to plot.
Please check with Sales Consultant for further details.
Photographs depict previous Hopkins developments.





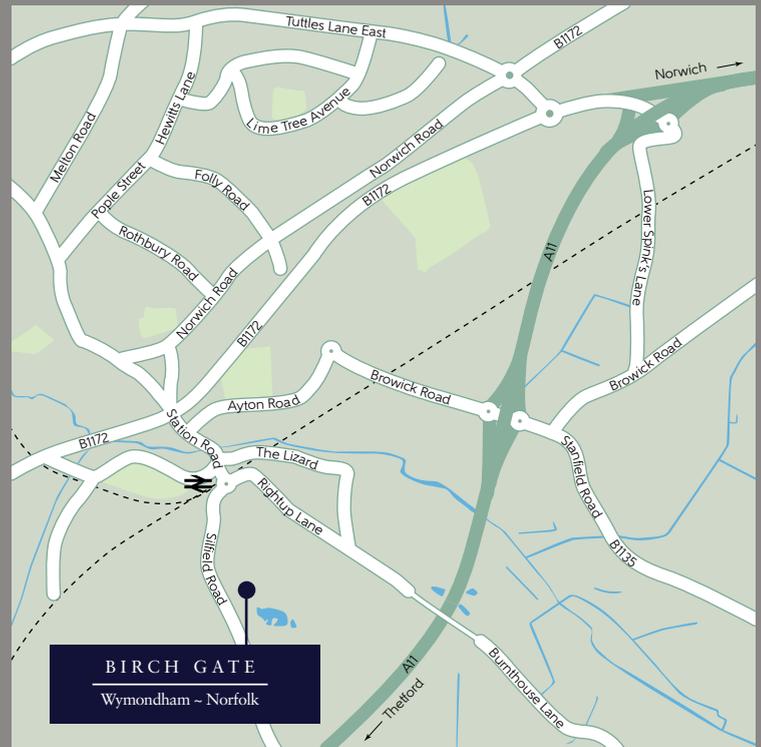
**HOPKINS
HOMES**

BIRCH GATE

Wymondham ~ Norfolk



Area map



Local map

Travel times and distances

By road to:

Norwich	10.8 miles
Norwich International Airport	12 miles
Thetford	21.2 miles
Cromer	32.3 miles
Cambridge	54.4 miles
Stansted Airport	74 miles
London Marble Arch	111 miles

By rail to:

Norwich	14 mins
Thetford	17 mins
Cambridge	1 hr 7 mins
Cromer	1 hr 13 mins
Stansted Airport	1 hr 45 mins
London King's Cross	2 hrs 13 mins
London Liverpool Street	2 hrs 22 mins

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

Postcode for Sat Nav use: NR18 9AX

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For more information on any of our developments please visit:

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