



HOPKINS  
HOMES

# ST GEORGE'S PLACE

AT MANOR PARK

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Sproston ~ Norfolk

Traditionally designed 2, 3, & 4 bedroom homes

Welcome to  
ST GEORGE'S PLACE  
AT MANOR PARK



Computer generated image of properties at St George's Place. Indicative only.

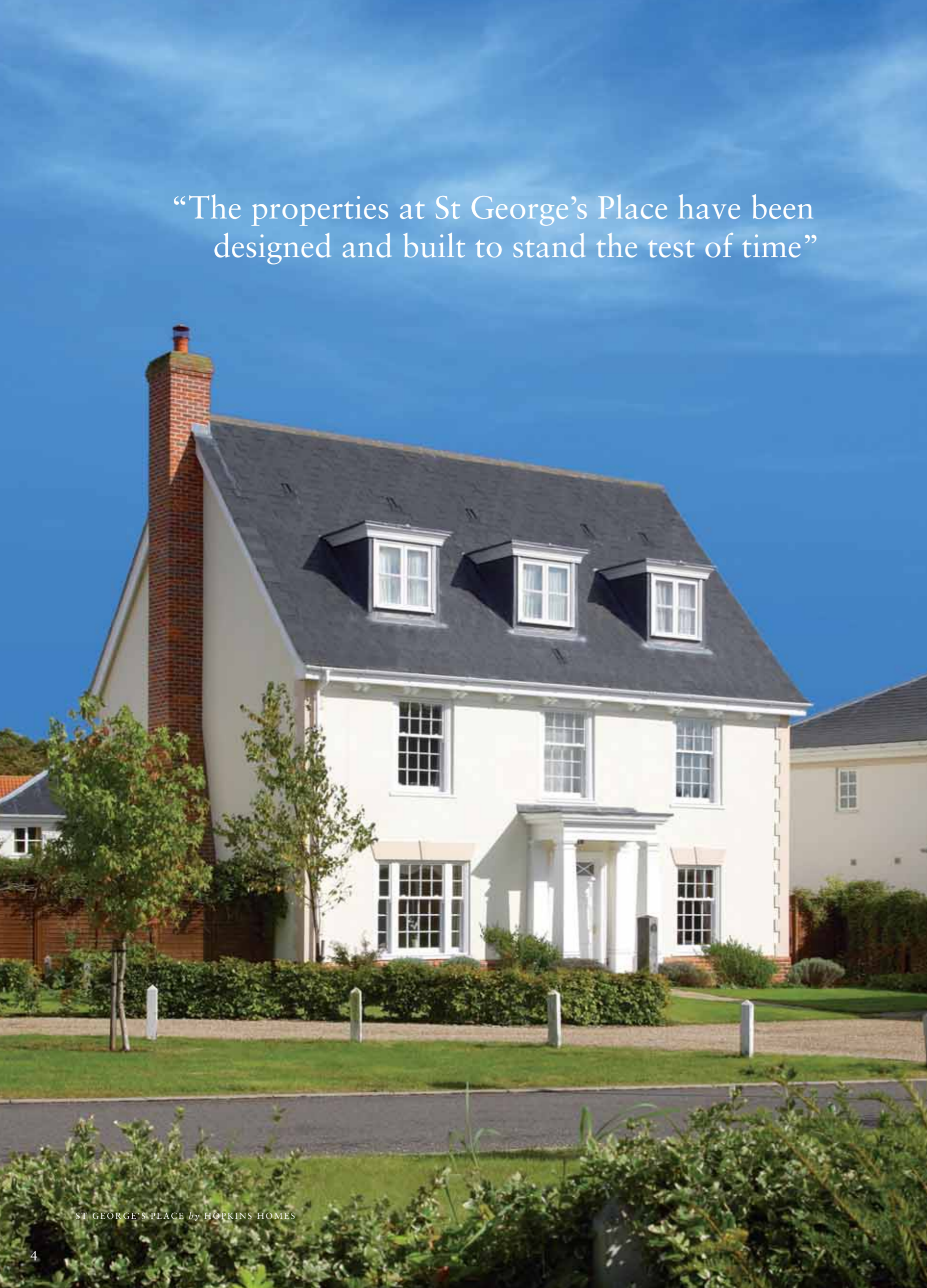


St George's Place is a superb collection of homes within Manor Park, a vibrant new community ideally situated close to the heart of Norwich.

This exceptional new development offers a mix of two bedroom apartments and coach houses and two, three and four bedroom houses in a variety of property styles. At St George's Place you can enjoy a wide range of local amenities that include many new facilities which benefit both this new community and the local area.

*James Hopkins*

Executive Chairman and founder of Hopkins Homes



“The properties at St George’s Place have been designed and built to stand the test of time”



## Tradition and excellence

Hopkins Homes has an enviable reputation for building properties of the very highest quality across East Anglia.



Hopkins Homes prides itself on its tradition of excellence. Our homes at St George’s Place have been built to the very highest specification, and constructed carefully by our team of skilled craftsmen. You can be assured that all of the fixtures and fittings used throughout your new home are of the best possible quality.

What’s more, the properties have been designed and built to stand the test of time. So you can be confident that your home will be a welcoming environment for generation after generation.



## Designed with passion and flair

We know that aesthetic appeal is extremely important when it comes to choosing your dream home. To this end, we create apartments and houses in an array of styles, ensuring that there is a home to suit every kind of purchaser.

The homes at St George's Place are no exception. These two bedroom apartments and coach houses, and two, three and four bedroom houses are far from being run-of-the-mill new build properties. Instead, they have been lovingly and thoughtfully designed with you in mind. As a result, we're sure that there is a property in this new community you will be proud to call home.

“These homes have been lovingly and thoughtfully designed with you in mind”



Norwich Castle



Sproston Manor Golf Club



Norwich Cathedral



Norfolk Broads



Norwich City Centre



The Blue Boar Inn, Sproston



Historic City of Norwich

## Everything you need close at hand

Sproston, which lies within the North East area of Norwich, offers a wide range of useful amenities for residents and visitors alike. St George's Place is ideally situated with access to several supermarkets, a post office and a number of banks, as well as doctors' and dentists' surgeries. The town also has three primary schools, three middle schools and a high school offering both sixth form and adult education.

These community facilities are set to grow even further as the new neighbourhood around St George's Place expands; new pedestrian and cycle ways, a primary school and a number of recreation areas are all in the pipeline.

The family-friendly Blue Boar Inn is a short stroll away, as is Sproston Manor Hotel which boasts dining and spa facilities plus an 18-hole golf course and fitness club. Meanwhile, children of all ages will enjoy the play areas at Sparhawk Park.

Just moments from home is the vibrant heart of the city, with its plethora of cultural, leisure, retail and dining facilities. Attractions include the city's 11th Century cathedral, the Theatre Royal and the Chapelfield shopping centre. Sproston has good transport links by road via the A47, while London Liverpool Street can be accessed in just under two hours from Norwich railway station.



## Beautiful Norfolk has something for everyone

When you fancy a change from the excitement of the hustle and bustle of Norwich, St George's Place is also ideally located from which to explore all the attractions that the beautiful Norfolk countryside and coastline has to offer.

Just half an hour away by car is the idyllic Norfolk Broads. There's all manner of things to do when you get there; from hiring a boat and birdwatching to visiting a restored windmill or medieval church.

There are a huge amount of options when it comes to keeping the family entertained. The coastal town of Cromer is famous for its tasty crabs, wide open beaches and

traditional theatre offering an array of concerts and the only End of the Pier Show in Europe, while thrill seekers will enjoy a visit to treetop adventure park BeWILDerwood in Hoveton.

Norfolk is well known for its stunning beaches, five of which have been honoured with Blue Flag awards; Hunstanton, Sheringham, Cromer, Sea Palling and Mundesley. In addition, Holkham was voted the best beach in Britain by a panel of over 100 travel writers; this stunning stretch of coastline features in the closing scenes of the hugely popular film Shakespeare in Love and is completely unspoilt to this day.



“Each of the homes at St George’s Place provides the perfect space to enjoy modern living. Our talented designers and craftsmen have ensured that no stone has been left unturned when it comes to quality”





## 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\*

### Electrical

- Burglar alarm to ground floor only
- 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\*
- 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.





# Our portfolio of success

*“With a Hopkins home, you can be sure that each home has been designed and built to last.”*

UK Construction Magazine



*“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



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

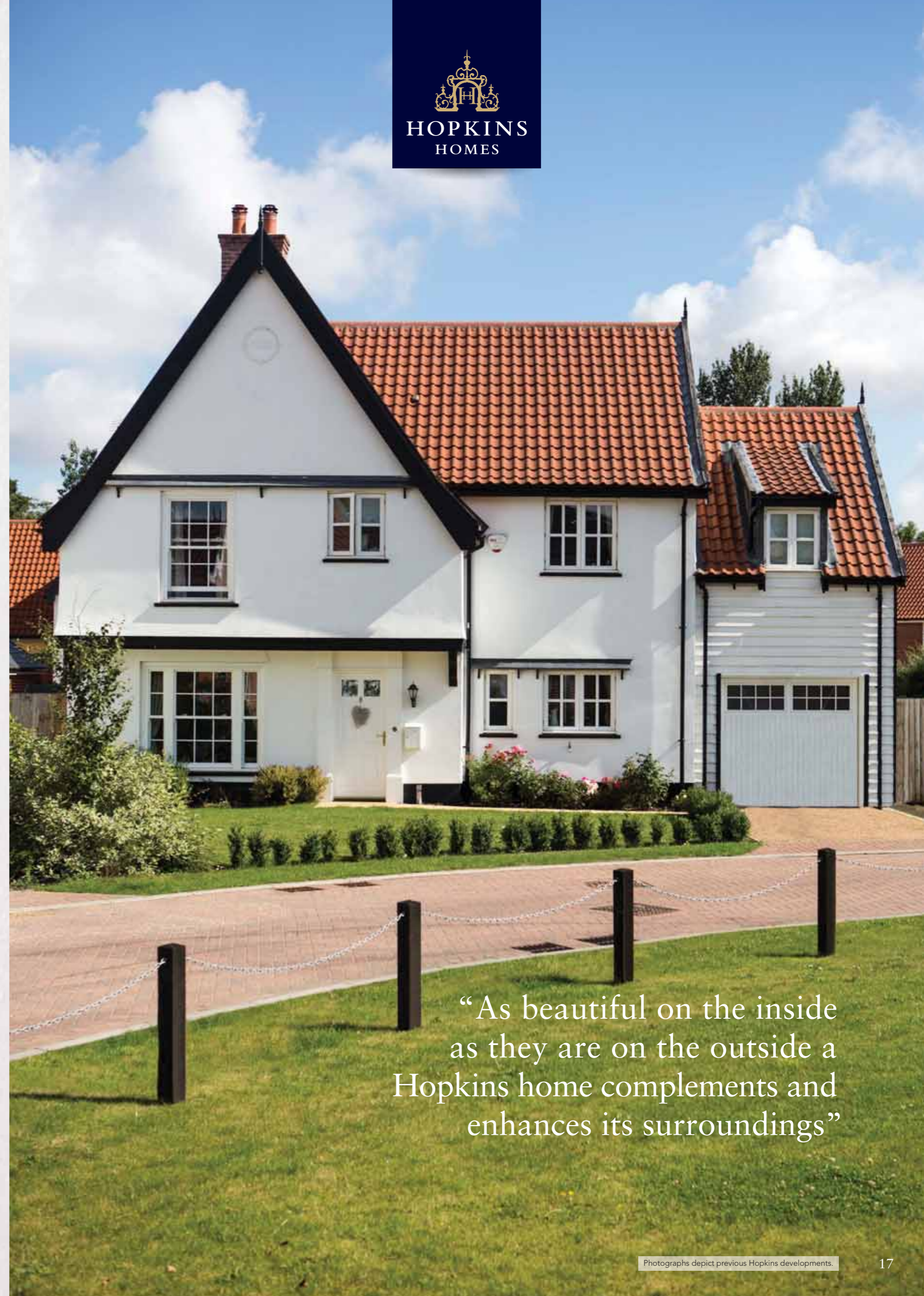
Hot Property



*“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

ST GEORGE'S PLACE by HOPKINS HOMES



*“As beautiful on the inside as they are on the outside a Hopkins home complements and enhances its surroundings”*

Photographs depict previous Hopkins developments.



# Award-winning Hopkins Homes

Our commitment to excellent style, design and quality has been recognised with numerous local and national awards.

## 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

## 2009

- What House? Bronze Award  
Best Medium House Builder
- What House? Bronze Award  
Best Renovation  
Melton Grange, Melton
- NHBC Seal of Excellence Award  
Albany Place, Ipswich

## 2008

- Housing Design Awards Best Project  
Tibby's Triangle, Southwold
- NHBC Pride in the Job Award  
Pitcher's Place, Harleston, Blyth Place,  
Reydon, Fairfield Park, Costessey
- NHBC Eastern Regional Award  
Medium Sized Builder  
Blyth Place, Reydon
- What House? Bronze Award  
Best Medium Developer
- What House? Bronze Award  
Best Development  
St Giles View, Risby

## 2007

- Ernst & Young Arts and Business  
East Employees Award
- NHBC Pride in the Job Award  
Mulberry Gardens, Mulbarton
- Norwich Society Commendation  
Baltic Wharf, Norwich
- Norwich Society Honourable Mention  
Appleyard's Mill, Norwich

## 2006

- NHBC Pride in the Job Award  
King's Quarter, Norwich and  
St. Georges Square, Reydon

## 2005

- NHBC Pride in the Job Award
- NHBC Quality Award Winner

## 2004

- Building For Life Silver Standard Award  
Bishops Walk, Ely
- NHBC Quality Award Winner

## 2003

- Daily Telegraph What House? Silver Award  
Best Medium Sized Housebuilder

## 2002

- Building Magazine Awards  
Regional Housebuilder of the Year
- Britannia National Homebuilder  
Design Awards, Commendation for  
Best use of a Brownfield Site  
Bishops Walk, Ely
- Daily Telegraph What House? Bronze Award  
Best Medium Sized Housebuilder
- NHBC 2 Pride in the Job winning sites
- Ernst & Young  
James Hopkins named as  
Central Region Entrepreneur of the Year

## 2001

- Anglian Business Awards  
Runner up
- Daily Telegraph What House? Bronze Award  
Best House Design
- Fast Track 100

## 2000

- Daily Telegraph What House? Bronze Award  
Best House Design
- Fast Track 100
- St Edmundsbury Borough Council Design  
Competition to develop fourth phase of  
Drovers Mead, Bury St Edmunds

## 1999

- St Edmundsbury Borough Council Design  
Competition to develop third phase of  
Drovers Mead, Bury St Edmunds

## 1998

- Daily Telegraph What House?  
Silver Award for Best House Design
- Design Awards for Excellence  
Broadland District Council  
First Prize
- Kent Blaxill Highly Commended  
Best Residential Development  
of five units or more
- East Cambridgeshire District Council Design  
Competition to develop two parcels of land  
Broad Street, Ely



