



HOPKINS
& MOORE

HEATHLANDS

SNETTISHAM | NORFOLK

Traditionally designed 2, 3 & 4 bedroom homes



HOPKINS
& MOORE

Welcome to

HEATHLANDS

A charming collection of exquisite
new homes in the idyllic Norfolk
village of Snettisham.



The two, three and four bedroom homes at Heathlands have been designed, constructed and finished to the exacting standards you have come to expect from Hopkins & Moore.

We are committed to creating properties with character and longevity, employing a fine blend of traditional craftsmanship and the very latest in modern technologies.

These properties are sympathetically designed to reflect the architecture and character of the area, incorporating local materials and regional finishes to perfectly complement this idyllic location.

As a result, we are confident that Heathlands will feel like home within moments of entering your front door - and that it's somewhere you'll want to settle for many years to come.



Computer generated image of Heathlands.



A WONDERFUL QUALITY OF LIFE

AWAITS YOU AT HEATHLANDS

The rural village of Snettisham offers you a wealth of local amenities, such as a medical surgery, dental practice, post office and a convenience store. There are also two pubs and a bistro near to home.

For those who enjoy the great outdoors, Snettisham and the local area have so much to offer. The RSPB's reserve at Snettisham looks out over the wide expanse of The Wash. Here you can witness tens of thousands of wading birds in flight as they escape the rising tide as it sweeps in across the mud flats, or walk for miles along the endless shingle banks that border the North Sea.

Alternatively, if you like sailing, Snettisham Beach Sailing Club, founded in 1939, provides friendly and competitive racing for all and while some club members are national champions, others just like to potter about in boats of all shapes and sizes.

Meanwhile, the surrounding Norfolk Coast Area of Outstanding Beauty offers a huge range of things to see and do in the fresh air, from long walks to seal watching. You can also spend the day at Sandringham, the Queen's country retreat, around five miles away.





Old Hunstanton Lighthouse



Beautiful Walks



Snettisham Park



Sandringham House

Snettisham is nestled on the border of an area of outstanding natural beauty and is just over five minutes from the beautiful Norfolk coast.



Hoste Arms, Burnham Market



Snettisham

Beyond Snettisham is the popular coastal resort of Hunstanton, which offers a selection of supermarkets and other shops to fulfil your day-to-day requirements along with the town's seaside attractions. For a greater shopping experience, however, your nearest large town is King's Lynn, only a 20 minute drive from home.

For travelling further afield, the railway station at King's Lynn links to London King's Cross in around one hour and 40 minutes, while for international travel, Norwich Airport is around an hour and ten minutes away.



Photograph depicts previous Hopkins development.





A TRADITION

OF EXCELLENCE

We pride ourselves on using the finest traditional building methods alongside the very latest construction technologies.

Our creative blending of traditional and 21st Century building styles results in the creation of homes that will truly stand the test of time. What's more, we're known for building properties that are stylish, well appointed and ideal for modern life. As you'll see, the homes at Heathlands are a living embodiment of this long-standing passion for quality.

We take just as much care with the surroundings of our homes with a balance of mature trees and carefully considered planting.

A SPECIFICATION

OF THE HIGHEST QUALITY



Kitchens

- Choice of kitchen cupboards and worktops*
- Cooker, hob and extractor fan fitted as standard
- Plumbing for washing machine and dishwasher where applicable
- Choice of ceramic floor tiles from our selected range*
- 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
- White sanitaryware throughout with chrome-effect mixer taps plus white bath panel and matching seat
- Outside tap where possible

Traditional craftsmanship and uncompromising attention to detail.
It's the Hopkins & Moore difference that sets us apart.



Ceilings

- Ceilings smooth throughout

Carpentry

- Moulded skirting and architraves
- Four panel internal doors with matching chrome-effect handles

Wall Tiling

- Utility – between worktops and wall cupboards where applicable*
- 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*

Other Items

- Loft light
- Panel fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotavated 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 our Sales Consultant for details. Internal photographs of typical Hopkins interiors.

WELCOME TO
HEATHLANDS



- | | | | | |
|--|---|--|--|---|
|  The Sedgeford
Plot 14 |  The Lynn
Plots 2, 4, 5(h), 18,
19(h), 21 & 22(h) |  The Bircham
Plots 11, 17 & 20(h) |  The Dessingham
Plot 16 |  The Ringstead
Plot 24 |
|  The Southgate
Plots 1, 12(h) & 13(h) |  The Shernborne
Plot 3 |  The Docking
Plot 15 |  The Newton
Plot 23 |  Affordable Housing |

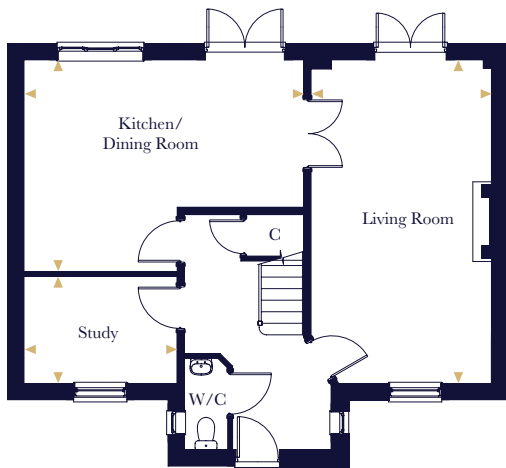
Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses, please speak to the Sales Consultant for plot specific information. The computer generated images, floor plans, configuration and layouts are included for guidance only. External finishes may vary, please refer to drawings in sales office. Development layout not to scale for indication only.



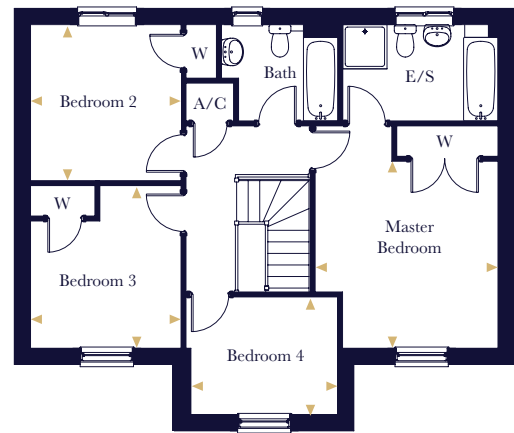
Computer generated image indicative only.

THE SEDGFORD

PLOT 14



Ground floor



First floor

Kitchen/Dining Room	5.690m x 4.313m	18'8" x 14'1"
Living Room	6.585m x 3.670m	21'7" x 12'0"
Study	3.118m x 2.177m	10'2" x 7'1"

Master Bedroom	3.805m x 3.720m	12'5" x 12'2"
Bedroom 2	3.175m x 3.062m	10'5" x 10'0"
Bedroom 3	3.310m x 3.062m	10'10" x 10'0"
Bedroom 4	2.985m x 2.395m	9'9" x 7'10"

◀ Indicates where measurements have been taken from.

THE SOUTHGATE

PLOTS 1, 12(H) & 13(H)



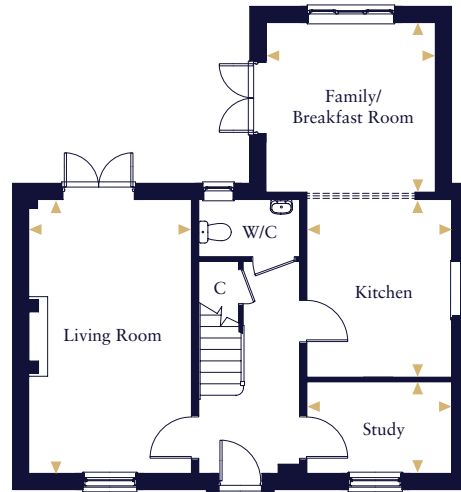
Computer generated image indicative only.

Kitchen	3.615m x 2.950m	11'10" x 9'8"
Family/Breakfast Room	3.450m x 3.445m	11'3" x 11'3"
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 3.445m	11'3" x 11'3"
Bedroom 4	2.663m x 2.070m	8'8" x 6'9"

◀ Indicates where measurements have been taken from.
 --- Indicates reduced head height to first floor.



First floor



Ground floor

THE LYNN

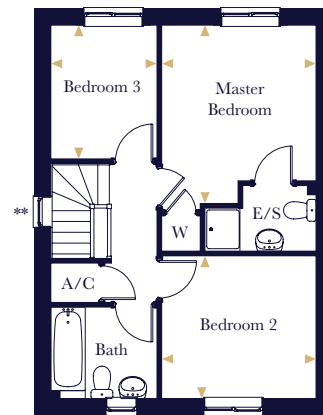
PLOTS 2, 4, 5(H), 18, 19(H), 21 & 22(H)



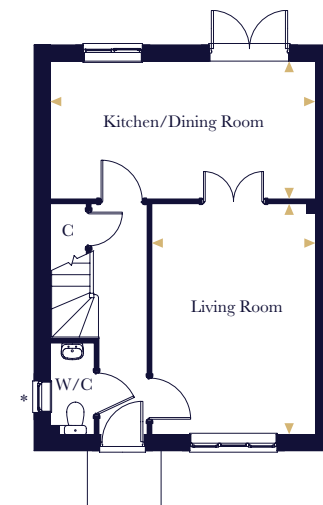
Computer generated image indicative only.

Kitchen/Dining Room	5.395m x 2.805m	17'8" x 9'2"
Living Room	4.696m x 3.330m	15'5" 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 2.159m	8'11" x 7'1"

◀ Indicates where measurements have been taken from.
 *Window to plot 2 only.
 **Window to plots 4, 5 & 21 only



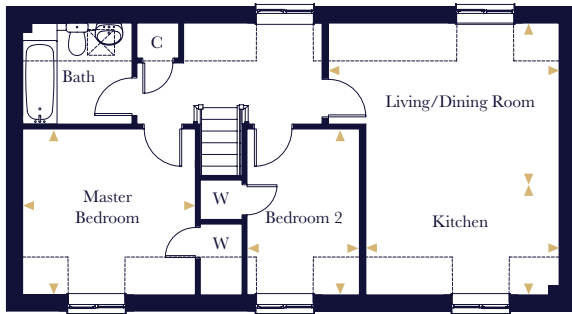
First floor



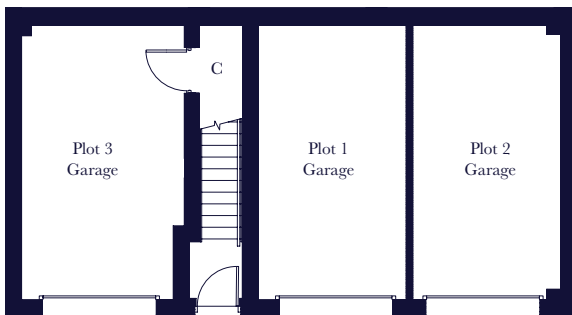
Ground floor

THE SHERNBORNE

PLOT 3



First floor



Ground floor

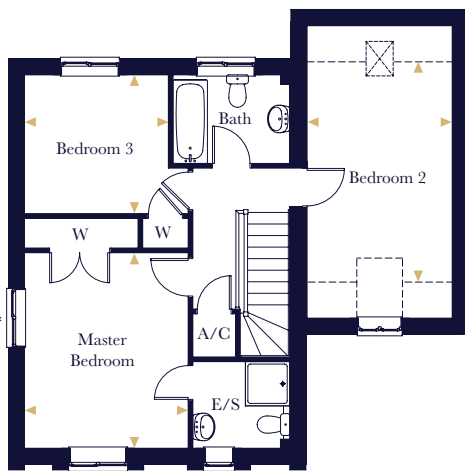


Computer generated image indicative only.

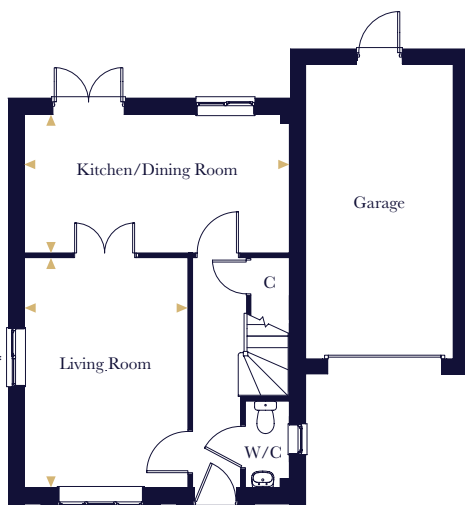
Kitchen	3.931m x 2.025m	12'11" x 6'8"
Living/Dining Room	4.691m x 3.505m	15'5" x 11'6"
Master Bedroom	3.514m x 3.375m	11'6" x 11'1"
Bedroom 2	3.375m x 2.287m	11'1" x 7'6"

Garages to Plots 1-3, rather than carports.

- ▲ Indicates where measurements have been taken from.
- Indicates reduced head height to first floor.
- ▨ Velux window.



First floor



Ground floor

THE BIRCHAM

PLOTS 11, 17 & 20(H)



Computer generated image indicative only.

Kitchen/Dining Room	5.395m x 2.820m	17'8" x 9'3"
Living Room	4.682m x 3.331m	15'4" x 10'11"
Master Bedroom	3.978m x 3.331m	13'0" x 10'11"
Bedroom 2	4.481m x 2.952m	14'8" x 9'8"
Bedroom 3	2.927m x 2.824m	9'7" x 9'3"

- ▲ Indicates where measurements have been taken from.
- ▲ Dimension taken to 1.5m head height.
- Indicates reduced head height to Bedroom 2.
- ▨ Velux window.
- * Windows to plot 17 only

THE DOCKING

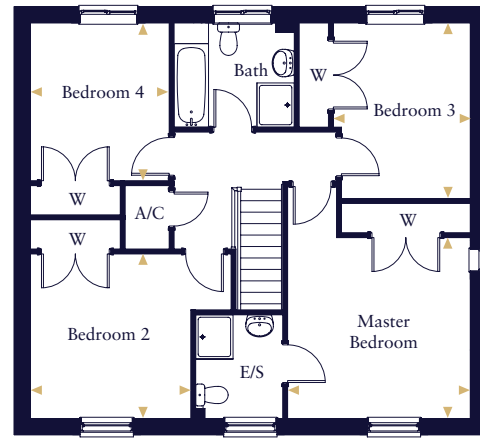
PLOT 15



Computer generated image indicative only.

Kitchen	5.200m x 3.949m	17'0" x 12'11"
Dining Room	3.648m x 3.199m	11'11" x 10'6"
Living Room	4.698m x 3.716m	15'5" x 12'2"
Study	3.948m x 2.987m	12'11" x 9'9"
Master Bedroom	3.716m x 3.680m	12'2" x 12'0"
Bedroom 2	3.348m x 3.262m	10'11" 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 DESSINGHAM

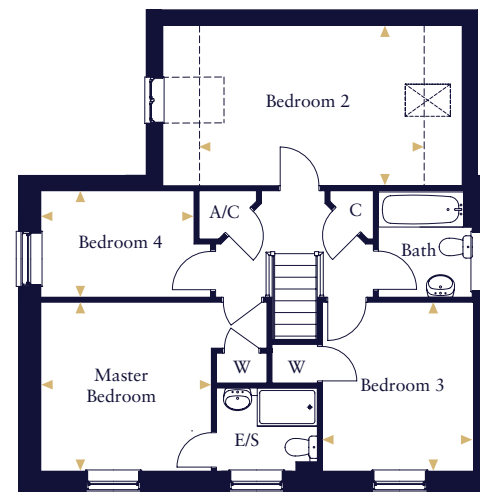
PLOT 16



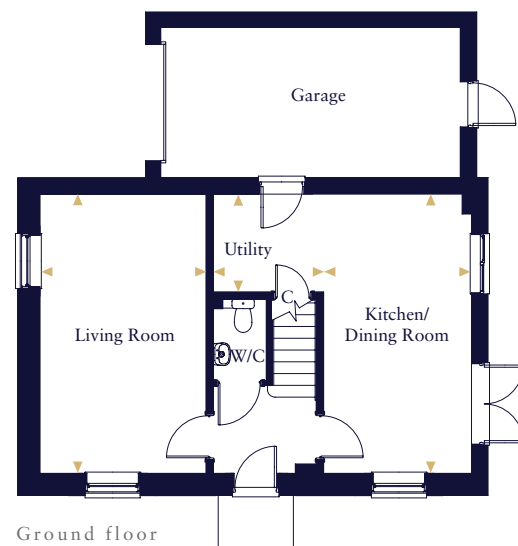
Computer generated image indicative only.

Kitchen/Dining Room	5.572m x 2.950m	18'3" x 9'8"
Utility	2.199m x 1.950m	7'2" x 6'5"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	3.404m x 3.372m	11'2" x 11'1"
Bedroom 2	4.482m x 3.155m	14'8" x 10'4"
Bedroom 3	2.990m x 3.372m	9'10" x 11'1"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

◀ Indicates where measurements have been taken from.
 ▲ Dimension taken to 1.5m head height.
 --- Indicates reduced head height to Bedroom 2.
 ☒ Velux window.



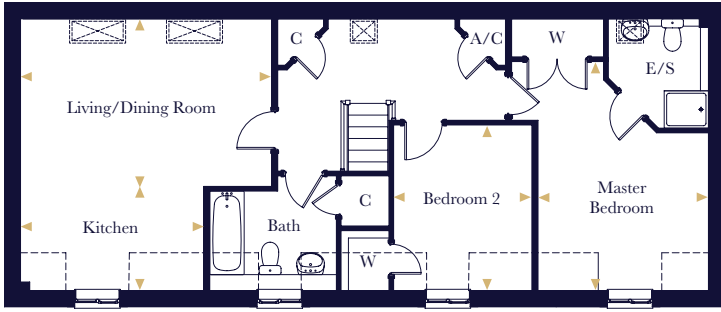
First floor



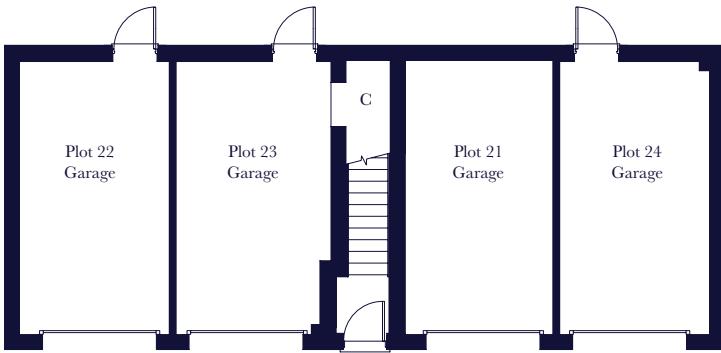
Ground floor

THE NEWTON

PLOT 23



First floor



Ground floor



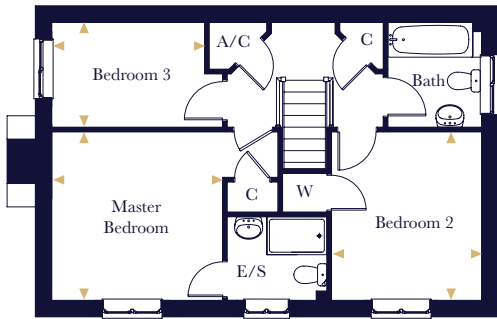
Computer generated image indicative only.

Kitchen	3.725m x 2.120m	12'2" x 6'11"
Living/Dining Room	5.107m x 3.410m	16'9" x 11'2"
Master Bedroom	4.661m x 3.467m	15'3" x 11'4"
Bedroom 2	3.369m x 2.812m	11'1" x 9'2"

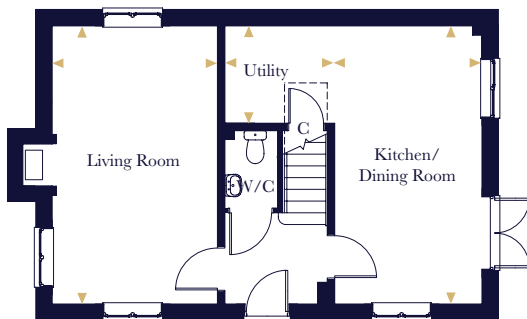
- Garages to Plots 21-24, rather than carport.
- ▲ Indicates where measurements have been taken from.
- Indicates reduced head height to first floor.
- ☒ Velux window.

THE RINGSTEAD

PLOT 24



First floor



Ground floor



Computer generated image indicative only.

Kitchen/Dining Room	5.572m x 2.950m	18'3" x 9'8"
Utility	2.199m x 1.950m	7'2" x 6'5"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	3.420m x 3.375m	11'2" x 11'1"
Bedroom 2	3.005m x 3.375m	9'10" x 11'1"
Bedroom 3	3.060m x 2.103m	10'0" x 6'11"

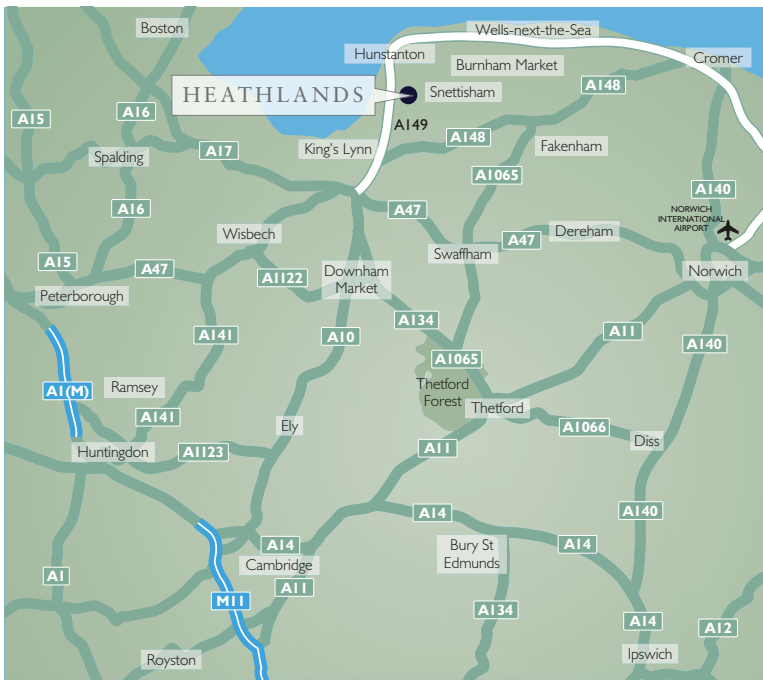
- Computer generated image indicative only.
- ▲ Indicates where measurements have been taken from.
- Indicates reduced head height.



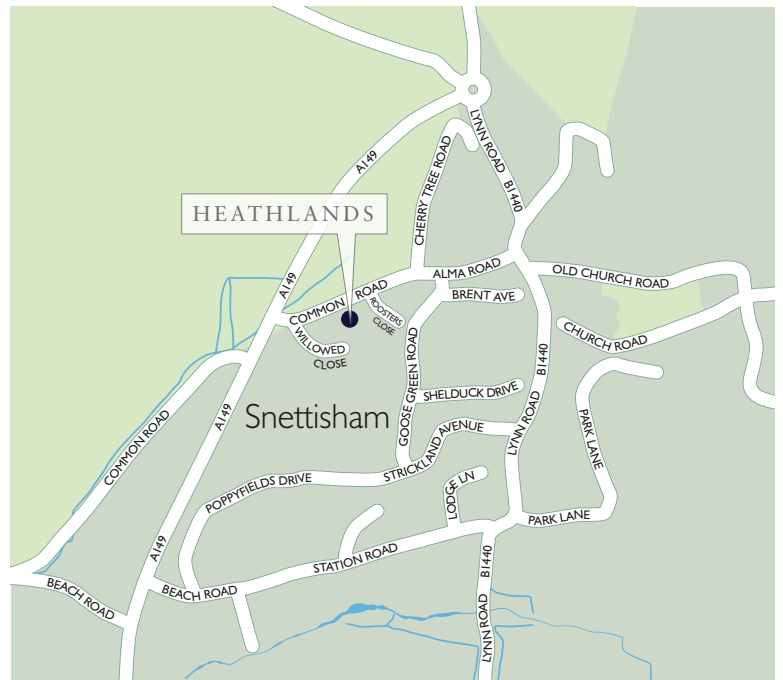
**HOPKINS
& MOORE**

HEATHLANDS

SNETTISHAM | NORFOLK



Area Map



Local Map

Maps not to scale

Travel times and distances

By road to:

Snettisham Beach	2.8 miles
Hunstanton	4.6 miles
King's Lynn Station	11.9 miles
Burnham Market	13.2 miles
Wells-next-the-Sea	18.2 miles
Norwich	42.0 miles
Peterborough	46.0 miles
Cambridge	54.5 miles
Stansted Airport	82.3 miles

By rail to: (From King's Lynn train station)

Cambridge	47 mins
Peterborough	1hr 23mins
London King's Cross	1hr 41mins
Stansted Airport	1hr 46mins
Norwich	1hr 47mins

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

Postcode for Sat Nav use: PE31 7PE

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For more information on any of our developments please visit:

www.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. All internal and external photography of properties depicts previous developments. Other photographs are of the local area or are indicative lifestyle images. 06/16 161448 Designed and produced by thinkBDW 01206 546965.