



St George's Park

By Hopkins Homes

Traditionally designed 1, 2, 3 & 4 bedroom homes

Needham Market ~ Suffolk



Computer generated image of properties at St George's Park. Indicative only. Images below depict previous Hopkins Homes developments.





HOPKINS
HOMES

WELCOME TO
ST GEORGE'S PARK
by Hopkins Homes



St George's Park offers an exceptional collection of 1, 2, 3 & 4 bedroom homes within an exclusive new location on the edge of Needham Market.

Needham Market sits just off the A14 providing convenient access to the main East/West corridor and easy journeys to Ipswich, Bury St Edmunds, Cambridge and Norwich. St George's Park is an exceptional combination of stylish homes, stunning surroundings and superb transport connections; providing the perfect setting for modern living whatever your personal tastes or requirements.

Hopkins Homes are proud to welcome you to St George's Park, a flagship development offering homes built to the highest possible standards.

James Hopkins

Executive Chairman and founder of Hopkins Homes

“A Hopkins home is designed and built to stand the test of time, so you can be confident your home will be a welcoming environment for generations to come”



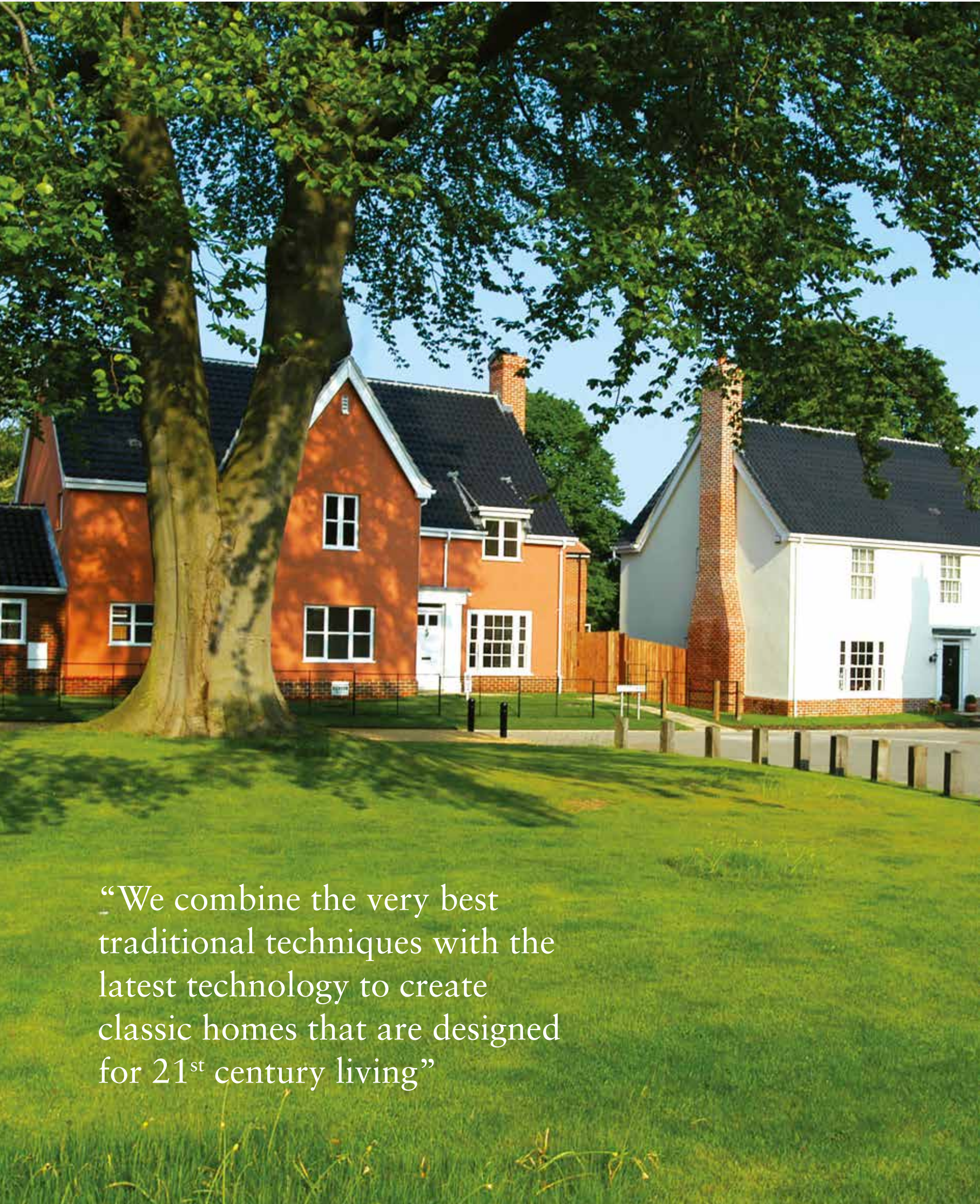


A commitment to excellence

When choosing a property at St George's Park, you are guaranteed a home that you will be proud to live in.

We are committed to providing homes of character and individual style coupled with the finest construction methods. Our highly talented and experienced team ensure our excellent levels of quality are maintained throughout each of our developments.

Photographs depict previous Hopkins developments.



“We combine the very best traditional techniques with the latest technology to create classic homes that are designed for 21st century living”



Tradition and technology combined

With over 20 years of designing beautiful homes, Hopkins Homes properties are crafted to the highest standards by our team of skilled tradesmen using cutting-edge technology and materials.

Hopkins Homes are an award-winning house builder known for creating bespoke quality properties throughout the East of England. St George's Park boasts the perfect combination of stylish homes, thoughtfully designed to meet the needs of modern living. It guarantees homeowners an exclusive new community without compromise.

St George's Park offers a range of properties, consisting of 1 and 2 bedroom apartments, 2 bedroom coach houses and terraced houses, 3 bedroom terraced, linked detached and detached houses, 3 and 4 bedroom town houses and 4 bedroom linked detached and detached houses.

With 25 styles of properties, there are homes to suit a wide range of buyers and personal tastes.

At St George's Park the homes have been built with their surroundings in mind, complementing and enhancing the local area. What's more, the properties have been built to stand the test of time, creating homes that can be enjoyed by generations to come.



A unique new location for stylish living

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

Needham Market is a delightful town situated in the heart of the Suffolk countryside, 20 miles east from the cathedral town of Bury St Edmunds.

It has a rich history and initially grew around the wool combing industry. The town's picturesque high street is made up of an eclectic mix of buildings; boasting spectacular architectural features including the 15th Century parish church and the medieval Limes Hotel, as well as timber framed properties and grand town houses.

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 dragonfly.

Needham Market is a vibrant community with a gym, two supermarkets, Post Office, library, café, public houses and 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, selling a delicious array of fresh, local products. There is also a community centre and local sports clubs in the town, including football and cricket.

Needham Market is home to Bosmere Primary School as well as Needham Market Country Practice, providing a Doctors Surgery and Pharmacy.

For more amenities and shops, Stowmarket is located just over 3 miles away and offers supermarkets, twice-weekly market, cinema and leisure centre with swimming pool. The town is also home to The John Peel Centre for Creative Arts and the Museum of East Anglian Life – one of the biggest museums in Suffolk.

The Great Eastern Main Line railway runs through the town, with Needham Market Railway Station providing frequent trains to Ipswich, just 10 minutes away, or connections to both London Liverpool Street and Cambridge. By road, the A140 leads north to Norfolk and nearby A14 connects to Ipswich, Bury St Edmunds and the wider main road network.



Hawks Mill, Needham Market.



“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

Our portfolio of success



“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



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





Award-winning Hopkins Homes

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

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

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 House Builder
- 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
Mulbarton 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. George's 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

- Anglia 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 Blaxhill Highly Commended
Best Residential Development
of five units of more
- East Cambridgeshire District Council Design
Competition to develop two parcels of land
Broad Street, Ely





A specification of the highest quality

Kitchens

- Choice of kitchen cupboards and worktops*
- Oven, hob and 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 where applicable
- 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.

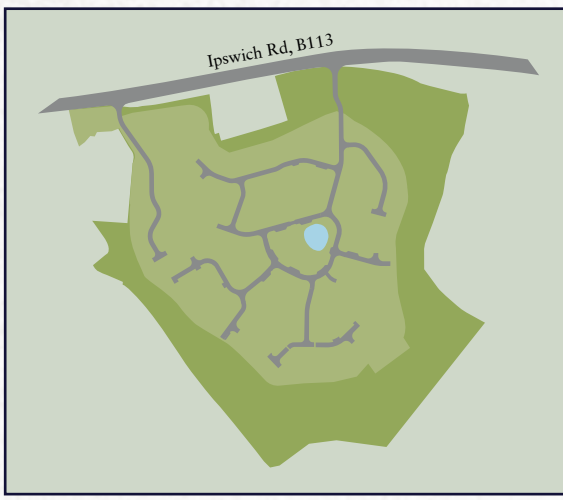




HOPKINS
HOMES

“Discover traditional
craftsmanship and an
uncompromising
attention to detail”





ST GEORGE'S PARK

Needham Market ~ Suffolk

The 25 property styles at St George's Park have been carefully designed to maximise space and create well appointed homes that cater for modern living.



The Rowan
Plots 1, 13(h), 72(h), 127 & 212

The Hazel
Plots 2(h), 6, 7(h), 12, 46, 47(h), 59, 60(h), 70, 71(h), 128(h), 129, 130(h), 152, 153(h), 157, 158(h), 162(h), 163, 165(h), 166, 208(h), 209, 213(h), 237 & 238(h)

The Catkin
Plots 3, 9, 10(h), 16, 17(h), 80, 83(h), 105, 106, 107, 154, 155(h), 179(h), 180, 184(h), 187, 253(h) & 254

The Heather
Plots 4(h), 5, 81(h), 82, 109, 110, 111, 185(h) & 186

The Elder
Plots 8(h), 11, 15(h), 18, 54(h), 55, 57(h), 58, 62, 63, 64, 91, 92(h), 93, 94(h), 104(h), 108, 178(h), 181(h), 252, 255(h) & 264

The Pine
Plots 14(h), 26, 52(h), 96(h), 136(h), 177, 188(h), 189, 251 & 263

The Champion
Plots 19, 20, 21, 204, 205(h), 206 & 207(h)

The Ash
Plots 22, 25(h), 61, 74, 89(h), 118(h), 119(h), 131, 167(h), 170, 211, 215(h), 220, 236 & 256

The Snowdrop
Plots 23(h), 24, 161, 210, 214, 230(h) & 231

The Yew
Plots 32, 33, 34(h), 35(h), 97, 98, 99, 100(h), 101(h), 102(h), 103(h), 226, 227, 228(h) & 229(h)

The Mallow
Plots 42(h), 53, 56(h), 65, 66(h), 90, 95(h) & 120

The Teasel
Plots 43 & 75

The Clover
Plots 44(h), 77, 86(h), 88(h), 169 & 258

The Oak
Plots 45, 67(h), 76(h), 85, 216, 219(h), 222, 223, 224 & 259

The Alder
Plots 48, 49, 50, 51, 132, 133, 134, 135, 174(h), 175(h), 176(h), 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 240, 241, 242, 243, 260, 261 & 262

The Sorrel
Plots 68, 78 & 87

The Marigold
Plots 69, 73, 79(h) & 84

The Blossom
Plots 156, 159(h) & 250

The Cowslip
Plots 160, 164, 168, 217(h), 225(h) & 239(h)

The Poplar
Plots 171, 172(h) & 173

The Larch
Plots 182 & 183(h)

The Beech
Plots 218, 221 & 257(h)

The Birch
Plots 232, 233(h), 234, 235(h), 265 & 266(h)

The Thistle
Plots 27, 29, 201 & 203

The Willow
Plots 28, 30, 31, 36, 37, 38, 39, 40, 41, 200, 202, 244, 245, 246, 247, 248, 249

Affordable Housing



B/S Denotes Bin Store
S/S Denotes Sub Station
C/S Denotes Cycle Store
LEAP Denotes Local Equipped Area of Play

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

ST GEORGE'S PARK by HOPKINS HOMES



The Hazel

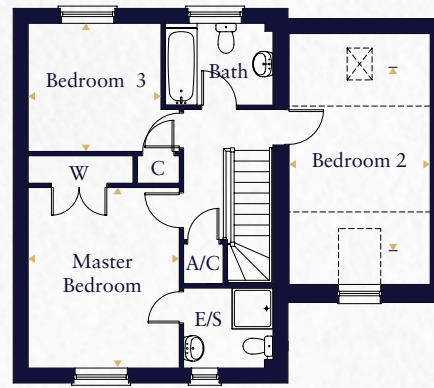
PLOTS 152, 153(H), 157, 158(H), 162(H), 163, 165(H), 166, 213(H), 237 & 238(H)



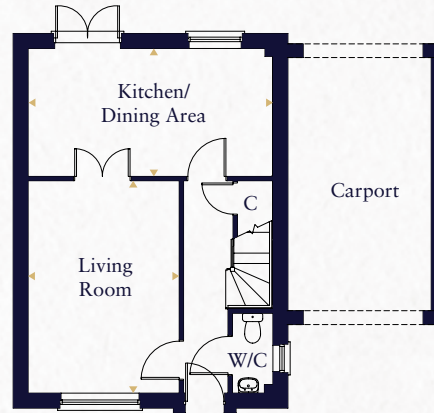
Computer generated image indicative only.

Kitchen/Dining Area	5.395m x 2.805m	17'4" x 9'4"
Living Room	4.682m x 3.331m	15'4" x 10'11"
Master Bedroom	3.979m x 3.331m	13'1" x 10'11"
Bedroom 2	4.044m x 3.110m	13'3" x 10'2"
Bedroom 3	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.



First floor



Ground floor

The Catkin

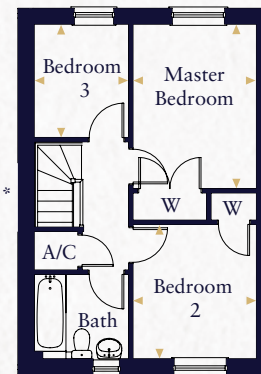
PLOTS 154, 155(H), 179(H) & 180



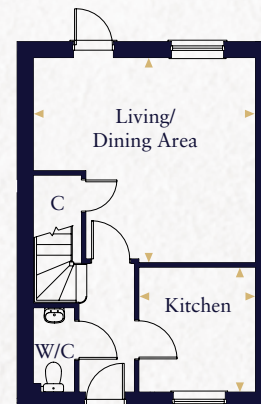
Computer generated image indicative only.

Kitchen	2.755m x 2.574m	9'0" x 8'5"
Living/Dining Area	4.899m x 4.524m	16'0" 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"

- Plots 154 and 155 have external gable end & alternative kitchen dimensions, please refer to drawings.
- * Plot 155 has window to landing.
- ▲ Indicates where measurements have been taken from.



First floor



Ground floor

ST GEORGE'S PARK by HOPKINS HOMES

The Blossom

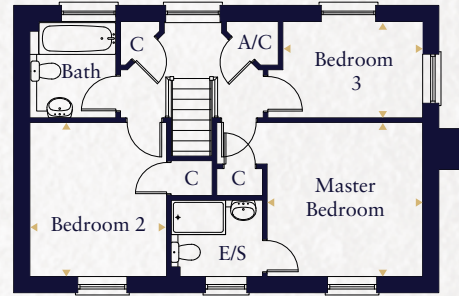
PLOTS 156 & 159(H)



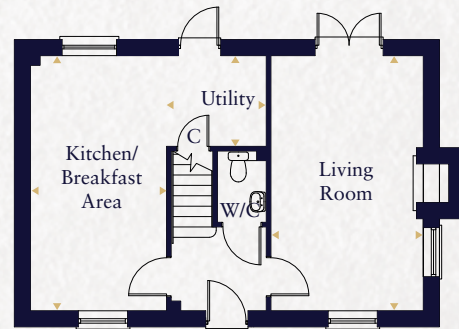
Computer generated image indicative only.

Kitchen/Breakfast Area	5.572m x 2.950m	18'3" x 9'8"
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	11'0" x 11'2"
Bedroom 2	3.375m x 3.005m	11'0" x 9'10"
Bedroom 3	3.060m x 2.100m	10'0" x 6'10"

◀ Indicates where measurements have been taken from.



First floor



Ground floor

The Cowslip

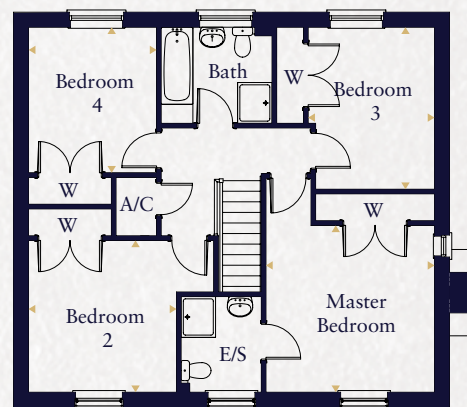
PLOTS 160(H), 164(H), 217, 225 & 239



Computer generated image indicative only.

Kitchen/Dining Area	8.948m x 3.200m	29'4" x 10'6"
Living Room	4.698m x 3.716m	15'5" x 12'2"
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	11'9" x 9'2"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

◀ Indicates where measurements have been taken from.



First floor



Ground floor

The Snowdrop

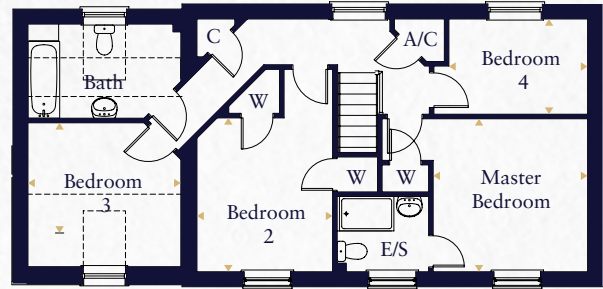
PLOTS 161, 214, 230(H) & 231



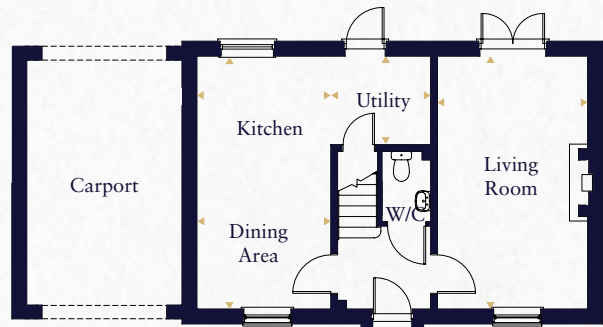
Computer generated image indicative only.

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
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 11'1"
Bedroom 2	3.392m x 2.990m	11'2" x 9'10"
Bedroom 3	3.370m x 2.429m	11'1" x 7'12"
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 Poplar

PLOTS 171, 172(H) & 173



Computer generated image indicative only.

Kitchen	3.260m x 3.050m	10'8" x 10'0"
Living/Dining Area	4.676m x 3.260m	15'4" x 10'8"
Master Bedroom	5.335m x 2.680m	17'6" x 8'10"
Bedroom 2	3.260m x 2.648m	10'8" x 8'8"

- Plot 173 has alternative roof layout.
- ◀ Indicates where measurements have been taken from.



The Alder

PLOTS 174, 175, 176, 194(H), 195(H) & 196(H)



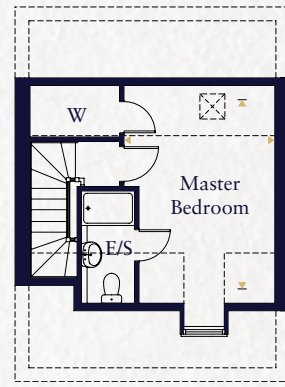
Computer generated image indicative only.

Kitchen/Dining Area	5.395m x 2.625m	17'8" x 8'7"
Living Room	4.880m x 3.263m	16'0" x 10'8"
Master Bedroom	4.170m x 3.325m	13'8" x 10'11"
Bedroom 2	4.713m x 3.289m	15'6" x 10'9"
Bedroom 3	3.191m x 2.721m	10'6" x 8'11"

* Plots 175, 174, 196(h) and 195 have no window to ground floor WC.

** Plots 174 and 196(h) have additional window to living room

◀ Indicates where measurements have been taken from.



Second floor



Ground floor

First floor

The Pine

PLOT 177



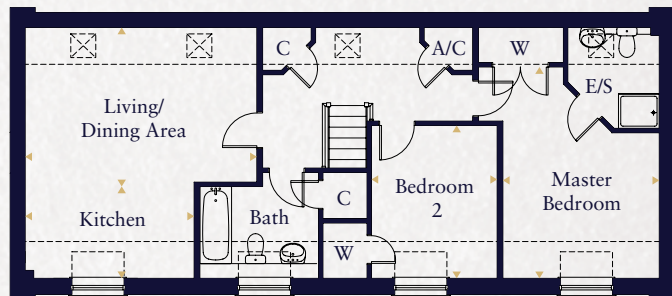
Computer generated image indicative only.

Kitchen	3.725m x 2.023m	12'3" x 6'8"
Living/Dining Area	5.107m x 3.504m	16'9" x 11'6"
Master Bedroom	4.658m x 3.449m	15'3" x 11'4"
Bedroom 2	3.370m x 2.770m	11'1" x 9'1"

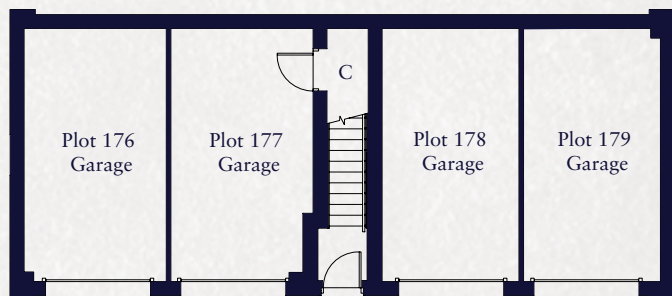
--- Indicates reduced head height.

▤ Velux window.

◀ Indicates where measurements have been taken from.



First floor



Ground floor

The Elder

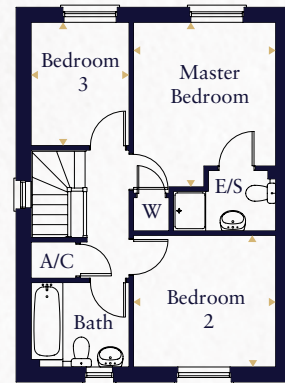
PLOTS 178(H) & 181



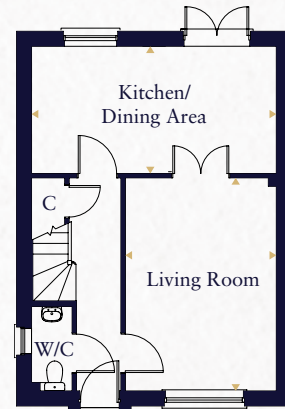
Computer generated image indicative only.

Kitchen/Dining Area	5.395m x 2.805m	17'8" x 9'3"
Living Room	4.698m x 3.330m	15'5" x 10'11"
Master Bedroom	3.628m x 3.136m	11'11" x 10'3"
Bedroom 2	3.136m x 2.905m	10'3" x 9'6"
Bedroom 3	2.721m x 2.160m	8'11" x 7'1"

◀ Indicates where measurements have been taken from.



First floor



Ground floor

The Larch

PLOTS 182(H) & 183



Computer generated image indicative only.

Kitchen/Dining Area	3.700m x 3.680m	12'2" x 12'1"
Living Area	5.325m x 3.182m	17'6" x 10'5"
Master Bedroom	4.033m x 3.180m	13'3" x 10'5"
Bedroom 2	3.383m x 2.818m	11'1" x 9'3"

◀ Indicates where measurements have been taken from.



The Rowan

PLOT 212



Computer generated image indicative only.

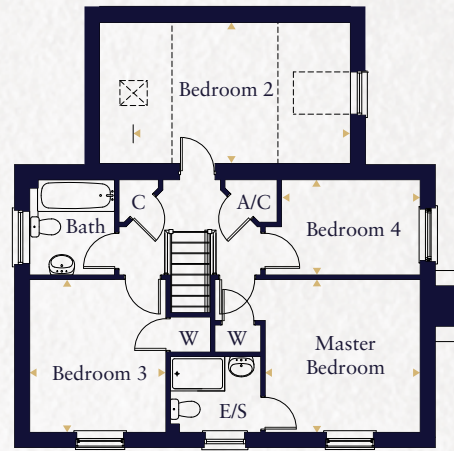
Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'2" x 6'4"
Master Bedroom	3.375m x 3.420m	11'0" x 11'2"
Bedroom 2	4.044m x 3.110m	13'3" x 10'2"
Bedroom 3	3.375m x 3.005m	11'0" x 9'10"
Bedroom 4	3.060m x 2.103m	10'0" x 6'10"

--- Indicates reduced head height.

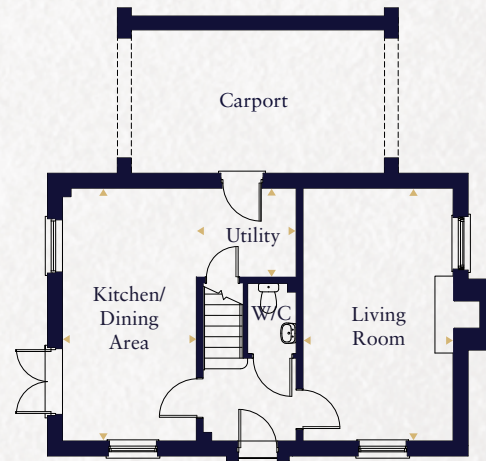
▲ Dimensions taken to 1.5m head height.

▨ Velux window.

▲ Indicates where measurements have been taken from.



First floor



Ground floor

The Ash

PLOTS 215(H), 220 & 236

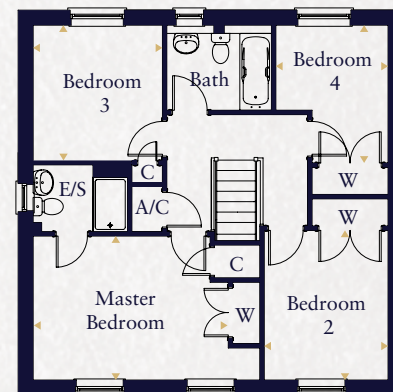


Computer generated image indicative only.

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 15'6"
Dining Room	3.028m x 2.700m	9'11" x 8'10"
Living Room	4.698m x 3.873m	15'5" x 12'8"
Utility	2.653m x 1.667m	8'8" x 5'6"
Master Bedroom	4.260m x 3.174m	13'11" x 10'5"
Bedroom 2	3.300m x 2.730m	10'10" x 8'11"
Bedroom 3	2.912m x 2.850m	9'7" x 9'4"
Bedroom 4	3.037m x 2.473m	10'0" x 8'1"

† Indicates recessed chimney and fireplace location to plot 236

▲ Indicates where measurements have been taken from.



First floor



Ground floor

The Oak

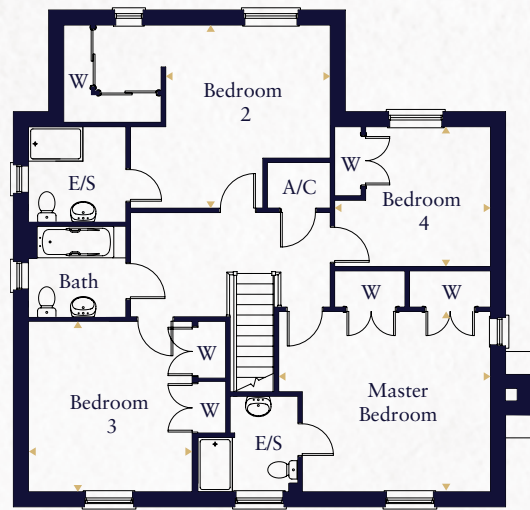
PLOTS 216, 219(H), 222, 223 & 224



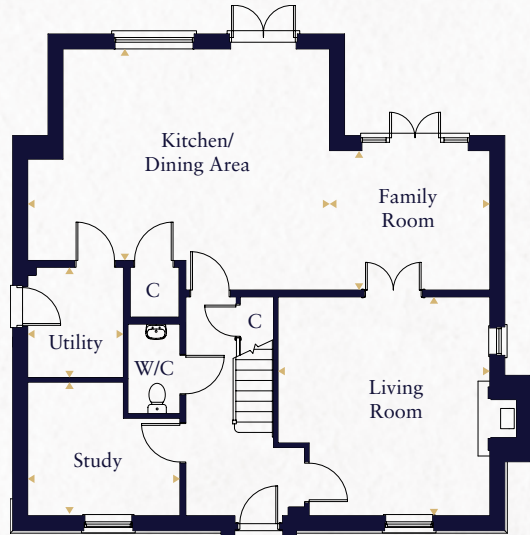
Computer generated image indicative only.

Kitchen/Dining Area	6.650m x 4.663m	21'9" x 15'3"
Family Room	3.530m x 3.075m	11'7" x 10'1"
Living Room	4.823m x 4.668m	15'10" x 15'4"
Study	3.355m x 2.943m	11'0" x 9'8"
Utility	2.432m x 2.110m	8'0" x 6'11"
Master Bedroom	4.670m x 3.975m	15'4" x 13'0"
Bedroom 2	4.038m x 3.627m	13'3" x 11'11"
Bedroom 3	3.760m x 3.610m	12'4" x 11'10"
Bedroom 4	3.437m x 3.083m	11'3" x 10'1"

◀ Indicates where measurements have been taken from.



First floor



Ground floor

The Beech

PLOTS 218 & 221

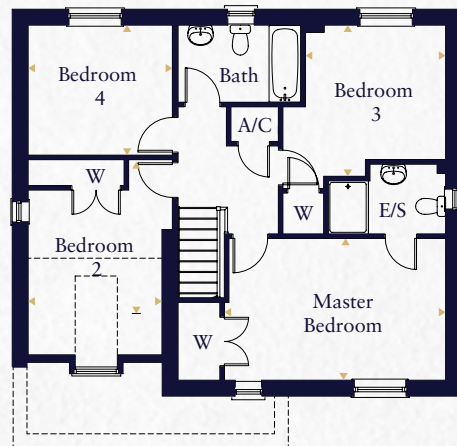


Computer generated image indicative only.

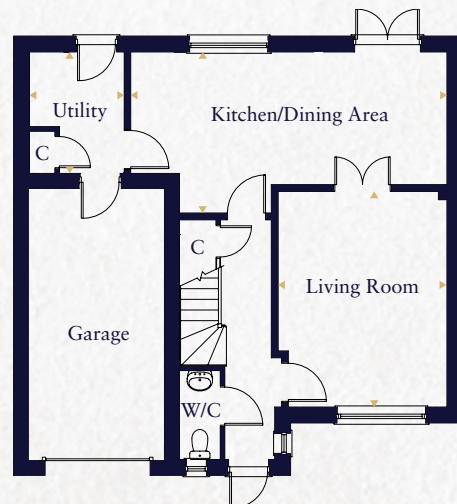
Kitchen/Dining Area	6.970m x 3.550m	22'10" x 11'8"
Living Room	4.752m x 3.721m	15'7" x 12'2"
Utility	2.678m x 2.088m	8'9" x 6'10"
Master Bedroom	4.876m x 3.125m	16'0" x 10'3"
Bedroom 2	3.390m x 2.950m	11'1" x 9'8"
Bedroom 3	3.332m x 3.091m	10'11" x 10'2"
Bedroom 4	3.180m x 2.866m	10'5" x 9'5"

--- Indicates reduced head height.

◀ Indicates where measurements have been taken from.



First floor



Ground floor

ST GEORGE'S PARK by HOPKINS HOMES

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.

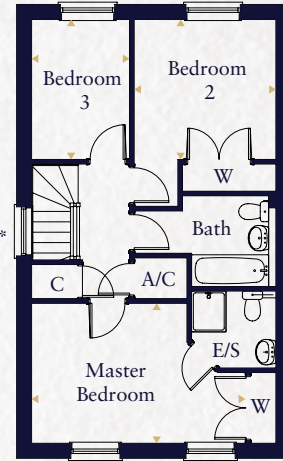
The Yew

PLOTS 226, 227, 228(H) & 229(H)

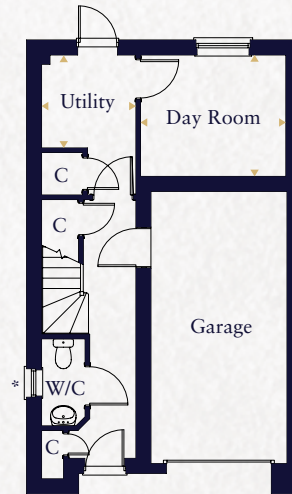


Computer generated image indicative only.

Kitchen/Dining Area	5.385m x 4.260m	17'8" x 14'0"
Living Room	5.385m x 4.983m	17'8" x 16'4"
Day Room	3.205m x 2.678m	10'6" x 8'9"
Utility	2.080m x 2.050m	6'10" x 6'9"
Master Bedroom	4.713m x 3.087m	15'6" x 10'2"
Bedroom 2	3.125m x 3.087m	10'3" x 10'2"
Bedroom 3	3.087m x 2.160m	10'2" x 7'1"



Second floor



Ground floor



First floor

* Plots 227, 228(h) have no window to second floor landing or ground floor WC.
 ◀ Indicates where measurements have been taken from.

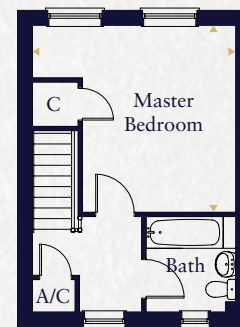
The Birch

PLOTS 232, 234 233(H) & 235(H)



Computer generated image indicative only.

Kitchen	2.903m x 2.075m	9'6" x 6'10"
Living/Dining Area	4.477m x 3.320m	14'8" x 10'11"
Master Bedroom	4.477m x 4.121m	14'8" x 13'6"



First floor



Ground floor

◀ Indicates where measurements have been taken from.



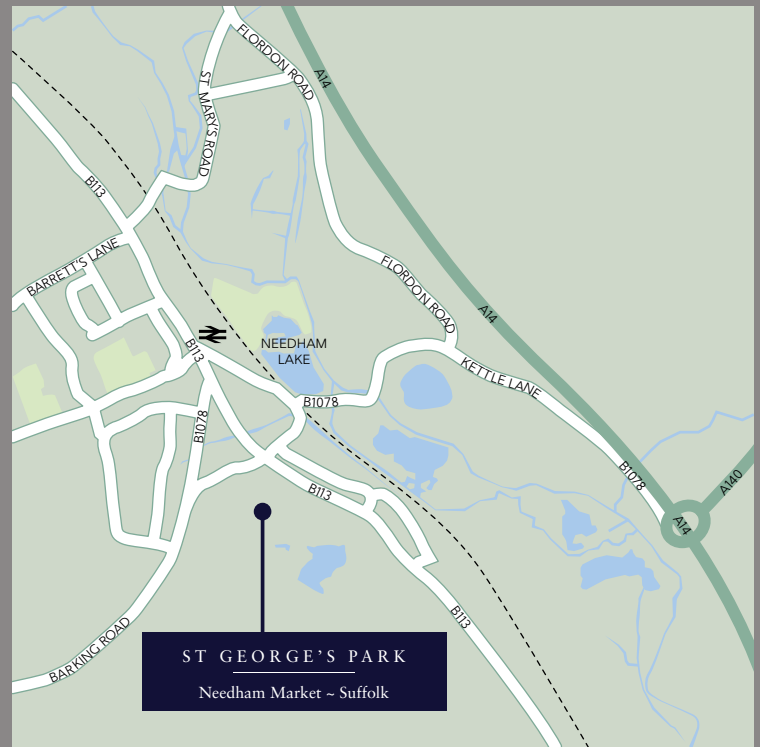
**HOPKINS
HOMES**

ST GEORGE'S PARK

Needham Market ~ Suffolk



Area map



Local map

Travel times and distances

By road to:

Stowmarket	4.2 miles
Ipswich	8.6 miles
Bury St Edmunds	20.8 miles
Colchester	24.5 miles
Aldeburgh	27.1 miles
Cambridge	47.2 miles
Stansted Airport	55.4 miles
London Marble Arch	90.7 miles

By rail to:

(From Needham Market station)

Ipswich	12 mins
Bury St Edmunds	26 mins
Colchester	38 mins
Norwich	43 mins
Cambridge	1 hr 10 mins
London Liverpool Street	1 hr 27 mins

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

Postcode for Sat Nav use: IP6 8EL

Hopkins Homes, Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ

Telephone: 01394 446800 Fax: 01394 389605

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