



HOPKINS
HOMES

HAZEL GROVE

Watton ~ Norfolk



Traditionally designed 2, 3 & 4 bedroom homes

WELCOME TO
HAZEL GROVE
by Hopkins Homes



Computer generated image of properties at Hazel Grove. Indicative only.

Hazel Grove is an exciting collection of new homes positioned in the charming market town of Watton.

There's a home for everyone at Hazel Grove, with properties ranging from two to four bedrooms. All of these exquisite new homes have been intelligently designed, expertly crafted and finished to the highest specification to offer you an exceptional quality of life.

What's more the idyllic rural location of these properties is second to none, with easy access to the thriving city of Norwich.

James Hopkins

Executive Chairman and founder of Hopkins Homes



"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



"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



HAZEL GROVE by HOPKINS HOMES

Photographs depict previous Hopkins developments.



A tradition of excellence

Whether you're a professional couple, growing family or looking to downsize in retirement, there is a home for you at Hazel Grove.



This stylish collection of properties more than live up to the Hopkins Homes enviable reputation for creating exquisite, bespoke homes that stand out from the crowd. The homes at Hazel Grove have been crafted by our skilled tradesmen and combine traditional techniques with the latest technology and materials to create classic homes for modern living.

Our award-winning design techniques have been recognised by thousands of happy homeowners over the years as well as by industry experts. We strive to create residence that you will be proud to call home every day. This passion has been wholeheartedly embraced at Hazel Grove, and the entire layout has been carefully considered to complement their picturesque Norfolk surroundings.

Photographs depict previous Hopkins developments.



Watton



Norwich



Wayland Wood, Watton

A traditional market town in a beautiful countryside setting

Hazel Grove is a short stroll away from Watton town centre, a traditional market town surrounded by the beautiful Norfolk countryside including Thetford Forest and Wayland Wood.

Watton boasts an array of traditional amenities including a post office, supermarket, chemist, infant, junior and secondary schools all within walking distance of Hazel Grove. There is a weekly market which features local produce including regional specialties such as crayfish and samphire.

Watton Sports Centre offers a fitness suite, all weather courts, badminton, squash and snooker facilities while Richmond Park Golf Club has an 18-hole course, driving range and practice green.

Just a little over 23 miles away is the city of Norwich; an historic destination for work, leisure or both. This vibrant city has something for everyone to enjoy, from its historic

castle and cathedral, to culture at the Playhouse, Theatre Royal and independent art houses. As you would expect there is a huge array of places to eat and drink whatever your taste or the occasion, be it fine dining, international cuisine or a quick bite in one of the many coffee bars or tea shops. The city's famous market is open throughout the week along with the Chapelfield shopping mall and the ancient Norwich Lanes district, in fact, whatever you're shopping for, Norwich is the place you'll find it.

Thetford, Dereham and King's Lynn are all within an easy drive, providing even more shopping and leisure opportunities. The nearby station at Harling Road, is a 15 minute drive away and has a regular service to Norwich taking as little as 34 minutes, with journeys to Cambridge taking 54 minutes. Heading north the glorious Norfolk coastal resorts of Hunstanton, Cromer or Wells-next-the-Sea can be reached in around an hour by car.



Watton Town Centre



St Mary's Church Watton



The Willow House Pub

Award-winning Hopkins Homes

Our commitment to excellent style, design and quality has been recognised with 60 national and local awards won to date.

2017

- What House? Gold Award
Best Medium Housebuilder
- What House? Silver Award
Best Regeneration
Prospect Place, Framlingham
- Broadland Design Award,
Certificate of Merit
St George's Place, Sprowston

2016

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

2015

- Sunday Times British Homes
Awards Best Development
St Michael's Place & Bure
Place, Aylsham
- Housebuilder Awards
Best Refurbishment
Bure Place, Aylsham
- What House? Awards
Best Development
St Michael's Place & Bure
Place, Aylsham
- LABC Building Excellence Awards
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 Housebuilder
- 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



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

- 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
- Panel fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable

* 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.

DEVELOPMENT LAYOUT

At Hazel Grove you'll find a comprehensive range of stylish family homes boasting from two to four bedrooms and spacious open plan living accommodation ideal for entertaining or relaxing.



- The Alder
Plots 1 & 47
- The Sycamore
Plots 2, 3(h) & 37
- The Hornbeam
Plots 8, 11(h), 15(h), 17, 51(h),
52 & 66(h)
- The Beech
Plots 9, 10(h), 16(h), 53 & 54(h)
- The Silverbirch
Plot 12
- The Aspen
Plot 13, 14(h), 30(h), 31, 34(h), 35, 38(h),
41(h), 42, 49, 55, 56(h), 57(h) & 68(h)
- The Elm
Plots 32, 33(h), 36 & 48
- The Wych
Plot 50
- The Rowan
Plots 39(h), 40 & 67
- The Pine
Plots 44 & 45
- The Oak
Plot 43
- The Poplar
Plot 46
- Affordable Housing



Mixed use development land is not owned or controlled by Hopkins Homes Ltd. 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 Alder

Plots 1 & 47



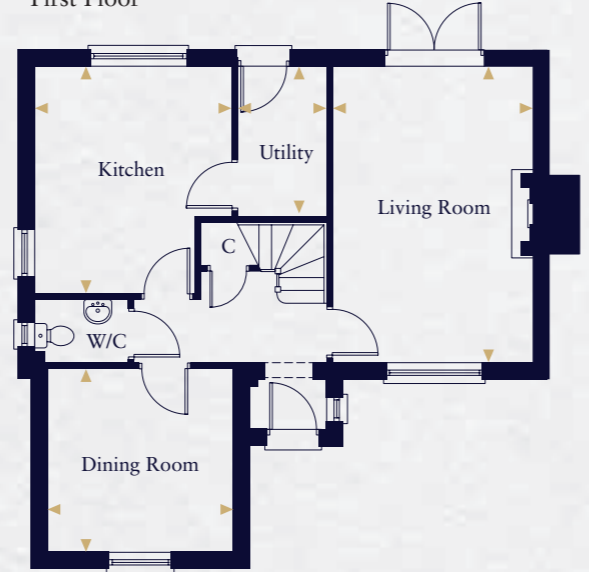
Computer generated image indicative only.

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

* Fireplace and chimney to plot 1 only.



First Floor



Ground Floor

The Hornbeam

Plots 8, 11(h), 15(h), 17, 51(h), 52 & 66(h)

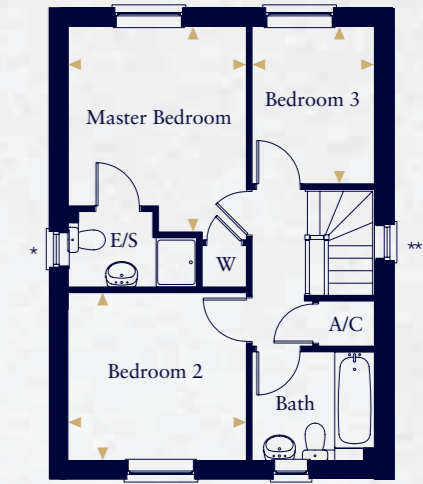


Computer generated image indicative only.

Kitchen/Dining Area	5.395m x 2.805m	17'9" x 9'3"
Living Room	4.697m x 3.330m	15'5" x 10'11"
Master Bedroom	3.627m x 3.136m	11'11" x 10'4"
Bedroom 2	3.136m x 2.904m	10'4" x 9'6"
Bedroom 3	2.721m x 2.159m	8'11" x 7'1"

* Window to plots 8 & 11 only.

**Window to plots 15, 17, 51, 52 & 66 only.



First Floor



Ground Floor

The Sycamore

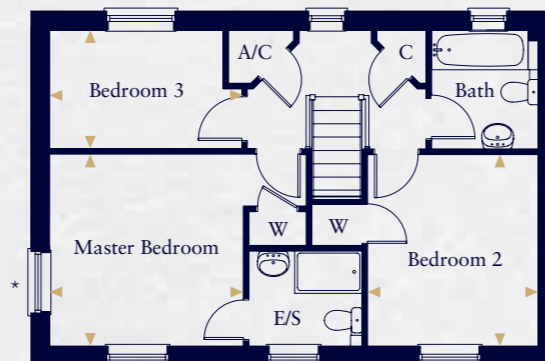
Plots 2, 3(h) & 37



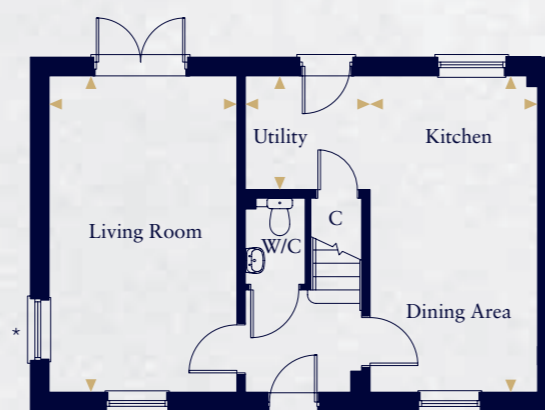
Computer generated image indicative only.

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'2" x 6'4"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	3.420m x 3.375m	11'3" x 11'0"
Bedroom 2	3.420m x 3.005m	11'3" x 9'10"
Bedroom 3	2.910m x 2.103m	9'6" x 6'10"

* Window to plot 2 only.



First Floor



Ground Floor

The Beech

Plots 9, 10(h), 16(h), 53 & 54(h)



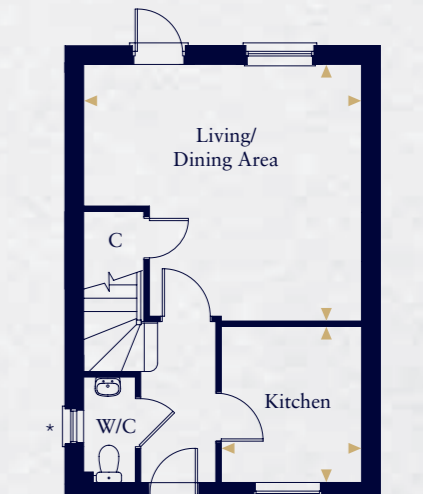
Computer generated image indicative only.

Kitchen	2.755m x 2.474m	9'1" x 8'1"
Living/Dining Area	4.899m x 4.524m	16'1" x 14'10"
Master Bedroom	3.624m x 2.722m	11'11" x 8'11"
Bedroom 2	2.960m x 2.721m	9'9" x 8'11"
Bedroom 3	2.497m x 2.083m	8'2" x 6'10"

* Window to plots 53 & 54 only.



First Floor



Ground Floor

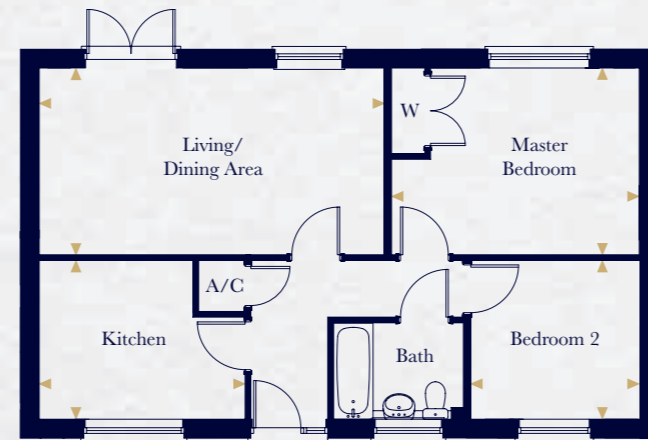
The Silverbirch

Plot 12



Computer generated image indicative only.

Kitchen	3.631m x 2.800m	11'11" x 9'2"
Living/Dining Area	6.081m x 3.293m	20'0" x 10'10"
Master Bedroom	4.369m x 3.293m	14'4" x 10'10"
Bedroom 2	2.971m x 2.800m	9'9" x 9'2"



The Elm

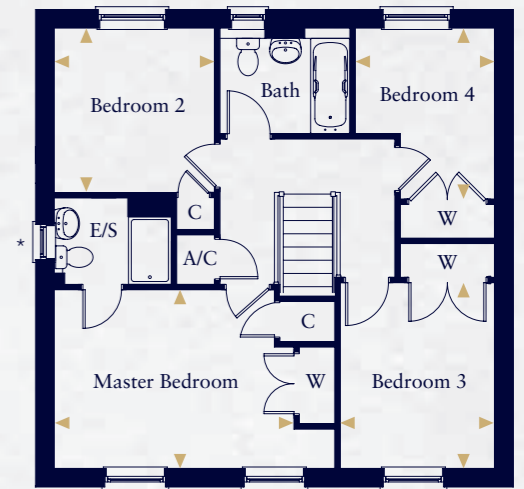
Plots 32, 33(h), 36 & 48



Computer generated image indicative only.

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Utility	2.654m x 1.667m	8'9" x 5'6"
Living Room	4.698m x 3.872m	15'5" x 12'9"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Master Bedroom	4.996m x 3.174m	16'5" x 10'5"
Bedroom 2	2.982m x 2.851m	9'9" x 9'4"
Bedroom 3	3.300m x 2.730m	10'10" x 9'0"
Bedroom 4	3.037m x 2.474m	10'0" x 8'1"

* Window to plots 36 & 48 only.



First Floor



Ground Floor

The Aspen

Plots 13, 14(h), 30(h), 31, 34(h), 35, 38(h), 41(h), 42, 49, 55, 56(h), 57(h) & 68(h)

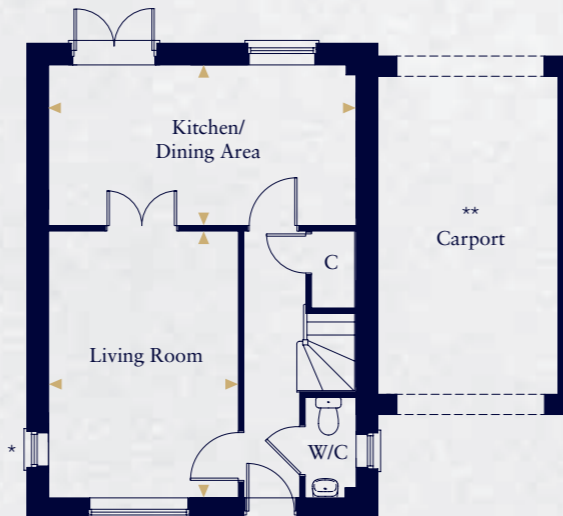


Computer generated image indicative only.

Kitchen/Dining Area	5.395m x 2.820m	17'9" x 9'3"
Living Room	4.682m x 3.331m	15'4" x 10'11"
Master Bedroom	3.978m x 3.331m	13'1" x 10'11"
Bedroom 2	4.148m x 3.110m	13'7" x 10'3"
Bedroom 2 (plots 41 & 42)	5.542m x 3.110m	18'2" x 10'3"
Bedroom 3	2.928m x 2.829m	9'7" x 9'3"



First Floor



Ground Floor

The Wych

Plot 50



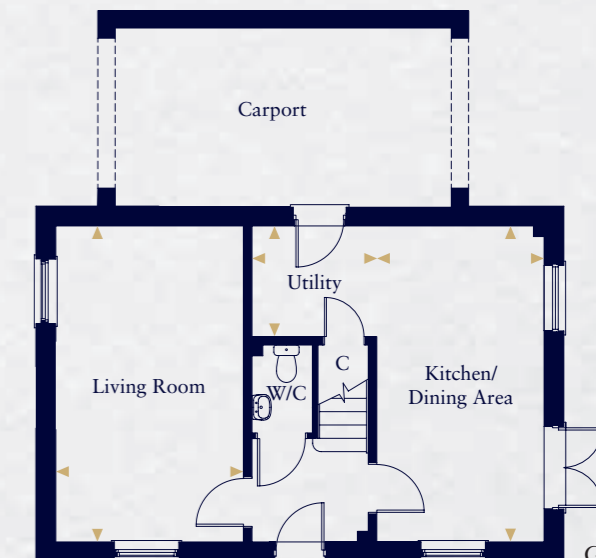
Computer generated image indicative only.

Kitchen/Dining Area	5.572m x 2.950m	18'4" x 9'8"
Utility	2.200m x 1.950m	7'3" x 6'5"
Living Room	5.572m x 3.309m	18'4" x 10'10"
Master Bedroom	3.417m x 3.373m	11'3" x 11'1"
Bedroom 2	3.943m x 3.111m	12'11" x 10'3"
Bedroom 3	3.373m x 3.003m	11'1" x 9'10"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

-- Reduced head height to bedroom 2
 ☒ Velux window



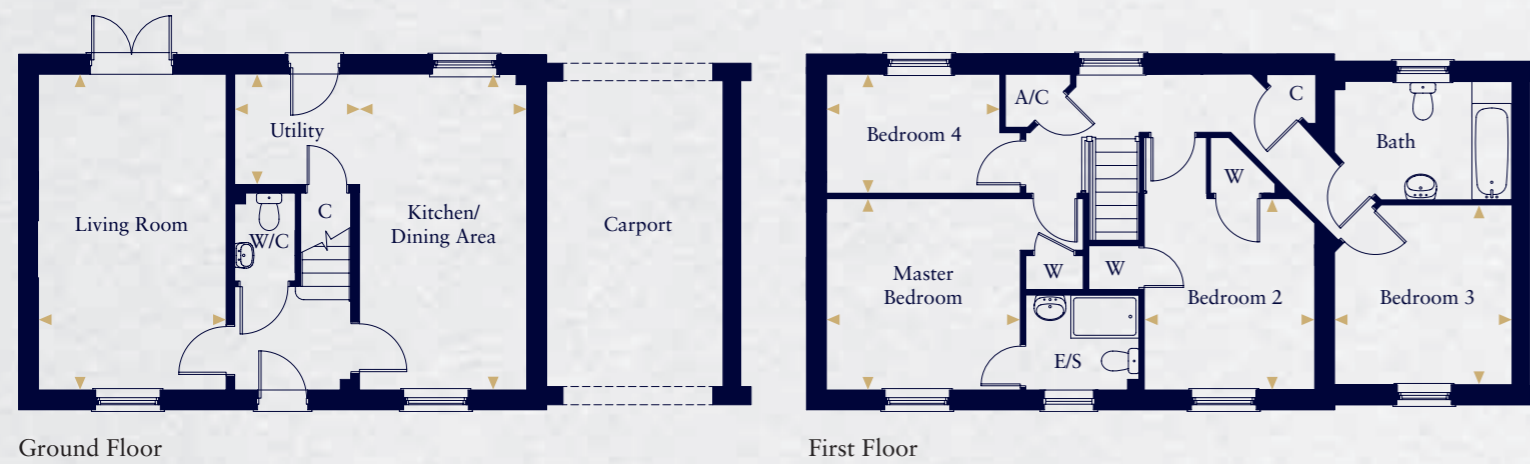
First Floor



Ground Floor



Computer generated image indicative only.



The Rowan

Plots 39(h), 40 & 67

Kitchen/Dining Area	5.572m x 2.950m	18'4" x 9'8"	Master Bedroom	3.417m x 3.373m	11'3" x 11'1"
Utility	2.200m x 1.950m	7'3" x 6'5"	Bedroom 2	3.392m x 2.990m	11'2" x 10'9"
Living Room	5.572m x 3.309m	18'4" x 10'10"	Bedroom 3	3.112m x 2.308m	10'3" x 7'7"
			Bedroom 4	3.073m x 2.100m	10'1" x 6'11"



Computer generated image indicative only.



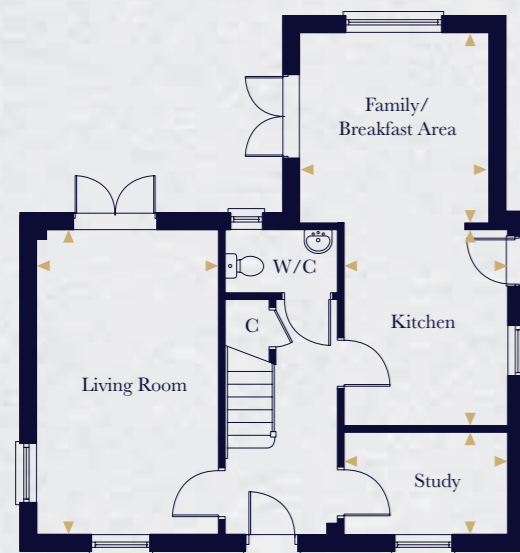
The Pine

Plots 44 & 45

Kitchen/Dining Area	5.690m x 4.305m	18'8" x 14'2"	Master Bedroom	3.877m x 3.720m	12'10" x 12'3"
Living Room	6.585m x 3.670m	21'7" x 12'1"	Bedroom 2	3.175m x 3.062m	10'5" x 10'1"
Study	3.112m x 2.180m	10'3" x 7'2"	Bedroom 3	3.310m x 3.062m	10'10" x 10'1"
			Bedroom 4	2.985m x 2.395m	9'10" x 7'10"



Computer generated image indicative only.



Ground Floor



First Floor

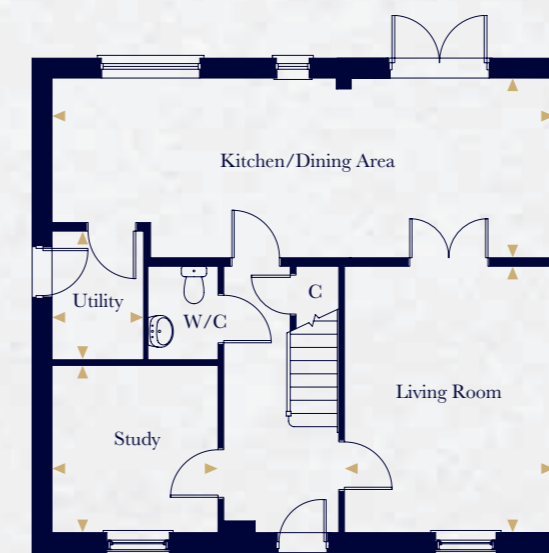
The Oak

Plot 43

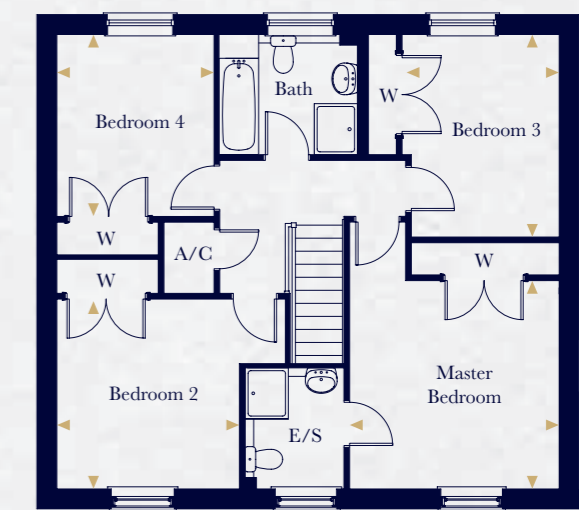
Kitchen	3.614m x 2.950m	11'10" x 9'8"	Master Bedroom	3.312m x 3.285m	10'11" x 10'9"
Family/Breakfast Area	3.450m x 3.445m	11'4" x 11'4"	Bedroom 2	3.407m x 2.962m	11'2" x 9'9"
Living Room	5.572m x 3.310m	18'4" x 10'10"	Bedroom 3	3.505m x 3.445m	11'6" x 11'4"
Study	2.950m x 1.862m	9'8" x 6'1"	Bedroom 4	2.662m x 2.070m	8'9" x 6'10"



Computer generated image indicative only.



Ground Floor



First Floor

The Poplar

Plot 46

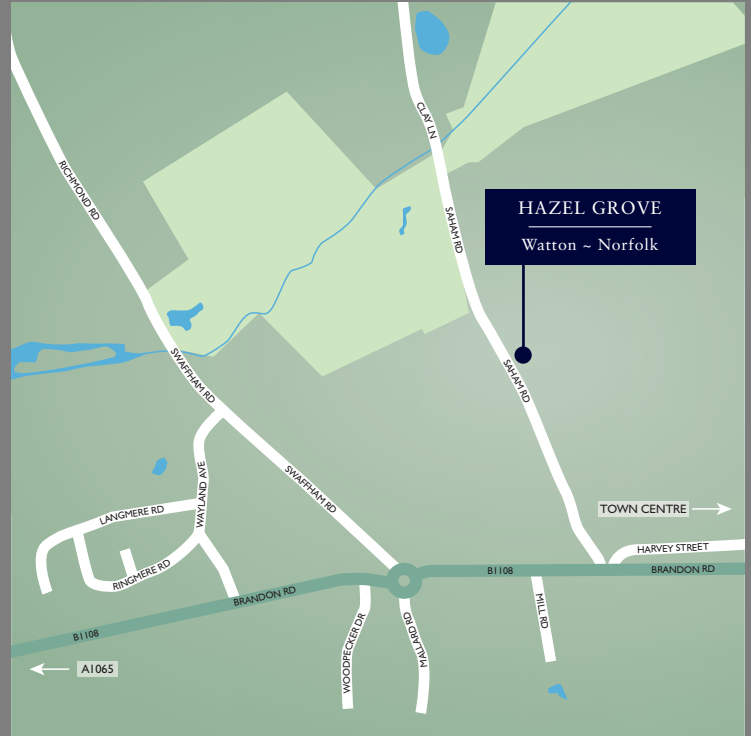
Kitchen/Dining Area	8.948m x 3.199m	29'5" x 10'6"	Master Bedroom	3.716m x 3.680m	12'1" x 12'1"
Utility	2.268m x 1.650m	7'5" x 5'5"	Bedroom 2	3.348m x 3.262m	11'0" x 10'9"
Living Room	4.698m x 3.716m	15'5" x 12'2"	Bedroom 3	3.572m x 2.621m	11'9" x 8'7"
Study	2.987m x 2.949m	9'10" x 9'8"	Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

HAZEL GROVE

Watton ~ Norfolk



Area Map



Local Map

Maps not to scale

Travel times and distances

By road to:

Swaffham	9.1 miles
Dereham	11.3 miles
Thetford	15.0 miles
Diss	21.5 miles
Norwich	23.4 miles
King's Lynn	26.3 miles
Hunstanton	38.7 miles
Cromer	38.5 miles

By rail to:

(from Harling Road station)

Thetford	9 mins
Norwich	34 mins
Cambridge	54 mins
Diss	1 hr 04 mins
Ipswich	1 hr 25 mins

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

Postcode for Sat Nav use: IP25 6EA

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For more information on any of our developments please visit:

hopkinshomes.co.uk

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www.consumercode.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. Computer generated images of property types at Hazel Grove may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins Homes and Hopkins & Moore developments. Other photographs are of the local area or are indicative lifestyle images. 03/18 180198 Designed and produced by thinkBDW 01206 546965.