



HOPKINS
HOMES

NIGHTINGALE MEADOWS

Leiston ~ Suffolk



Traditionally designed 1, 2, 3 & 4 bedroom homes

WELCOME TO
NIGHTINGALE MEADOWS
by Hopkins Homes



Computer generated image of properties at Nightingale Meadows. Indicative only. External finishes and appearance likely to vary.

A superb collection of 1, 2, 3 & 4 bedroom homes perfectly positioned for the best of countryside and coastal living.

Hopkins Homes is committed to delivering properties of the highest quality and the homes at Nightingale Meadows are no exception. A simply stunning collection of family homes ideally located near the charming coastal town of Aldeburgh, these homes provide the best of town, coast and country life, with excellent road and rail links within easy reach.



James Hopkins

"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



NIGHTINGALE MEADOWS by HOPKINS HOMES

Photographs depict previous Hopkins developments.



Passion, flair and excellence

At Hopkins Homes we are proud of our reputation for building excellent homes across East Anglia, like these at Nightingale Meadows. Crafted to the highest standards by our team of skilled tradesmen, who combine traditional build methods with cutting edge technology and materials.



At Nightingale Meadows, the stunning 1, 2, 3 and 4 bedroom properties on offer will appeal to a variety of buyers. Hopkins Homes are multi award-winning house builders known for creating exceptional properties of the highest quality throughout the East of England. The stylish homes at Nightingale Meadows are no exception; these are homes designed to meet the needs of a modern lifestyle.

We believe that at Nightingale Meadows you'll find a beautiful home that you will thoroughly enjoy owning and living in for many years to come.

Photograph depict previous Hopkins developments.

“Amidst Suffolk’s finest countryside and coast, your new home is perfectly placed.”



Beautiful homes close to the coast

Nightingale Meadows sits in the Suffolk countryside between Aldeburgh and Southwold, and is approximately two miles from the beach and less than three miles from Thorpeness.

Leiston has a long history with the original ruins of Leiston Abbey dating back to 1363. With some spectacular architectural features Leiston Abbey is among Suffolk’s most impressive monastic ruins. This rural town is also a haven for walkers and cyclists. It is located near to the coast and the RSPB’s Minsmere nature reserve, a designated area of outstanding natural beauty. Closer to home, a smaller reserve is renowned for its nightingales, kingfishers and nearly 20 varieties of dragonfly.

Leiston has its own leisure centre with swimming and gym facilities, a large Co-op supermarket, post office, library, pubs and a range of smaller stores to meet your everyday needs. There is a locally run cinema, thought to be one of the oldest purpose built cinemas in the country. Leiston has its own primary and high schools and is home to Summerhill, one of the most famous Free Schools in the world.

Neighbouring Saxmundham is less than five miles away. Here you can catch the train to Ipswich, just 39 minutes away, while you can reach London Liverpool Street in just under two hours. By road, the A12 at Saxmundham leads South to London and links to the A14 at Ipswich or head North and follow the coast to Norfolk.

Award-winning Hopkins Homes

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

2018

- London Stock Exchange Group
1000 companies to Inspire Britain

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*
- 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*
- Cloakroom - splashback to hand basin and tiled window
sill where applicable*

Other items

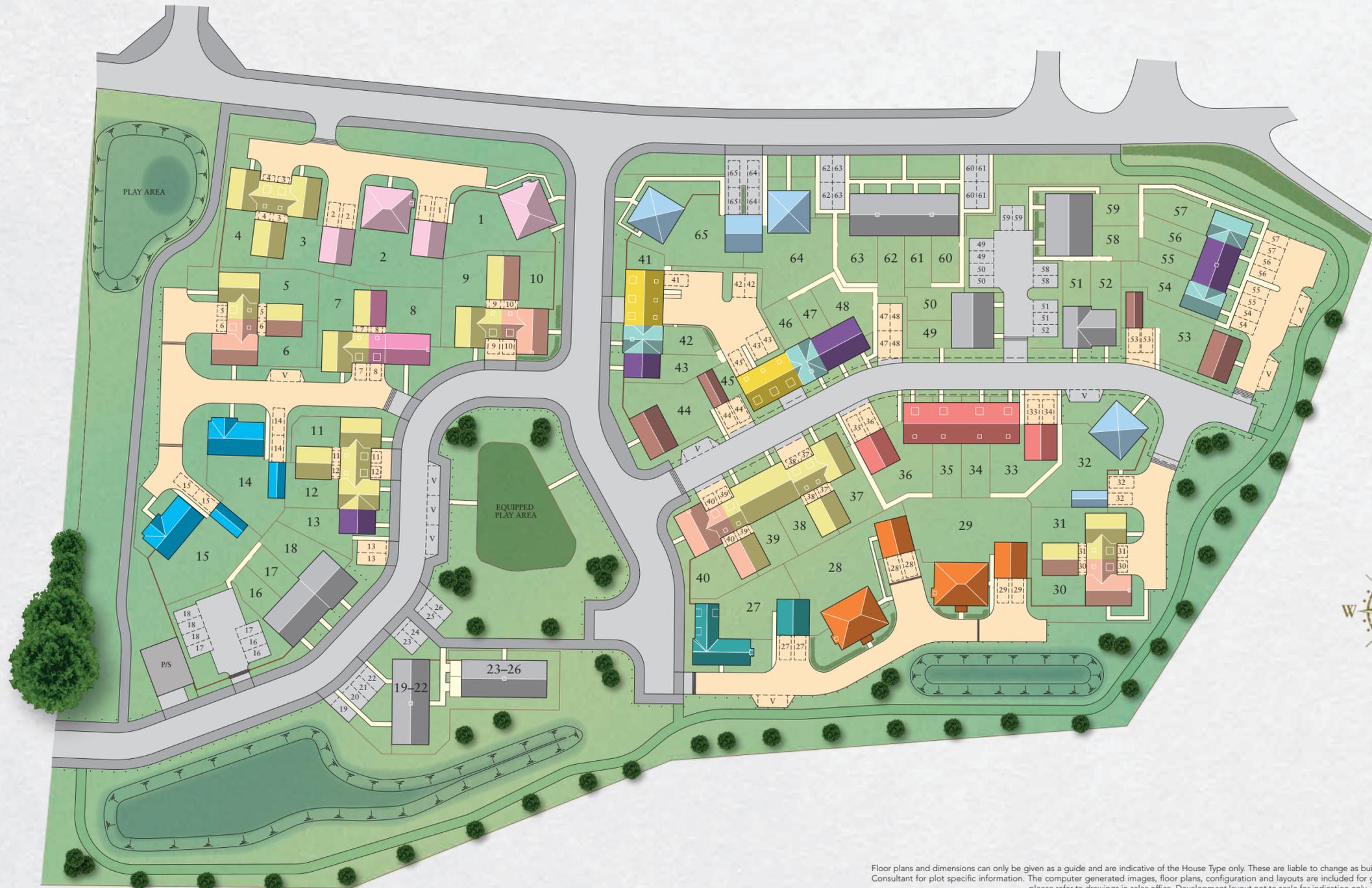
- Loft light
- Panel fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable

* 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 Nightingale Meadows 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 Peregrine
Plots 1 & 2(h) |  The Bittern
Plot 27 |  The Mallard
Plots 42, 46, 54(h) & 57 |
|  The Kestrel
Plots 3, 4(h), 5, 7, 9, 11(h), 12
31(h), 37, 38(h) & 39 |  The Nightjar
Plots 28 & 29 |  The Fulmar
Plots 14 & 15 |
|  The Brambling
Plots 6, 10, 30(h) & 40 |  The Wren
Plots 32, 64(h) & 65(h) |  The Greenshank
Plots 44 & 53 |
|  The Moorhen
Plots 8 |  The Rook
Plots 33, 34, 35(h) & 36(h) |  Affordable Housing |
|  The Chaffinch
Plots 13, 43(h), 47(h), 48(h), 55 & 56(h) |  The Bullfinch
Plots 41 & 45 |  P/S Pump Station |
| | |  Change of Levels
within public areas only |



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*. External finishes and appearance likely to vary.

The Kestrel

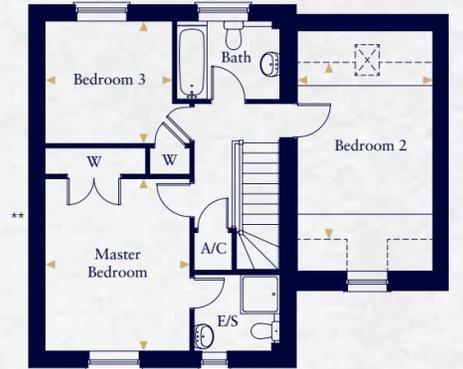
Plots 3, 4(h), 5, 7, 9, 11(h), 12, 31(h), 37, 38(h) & 39



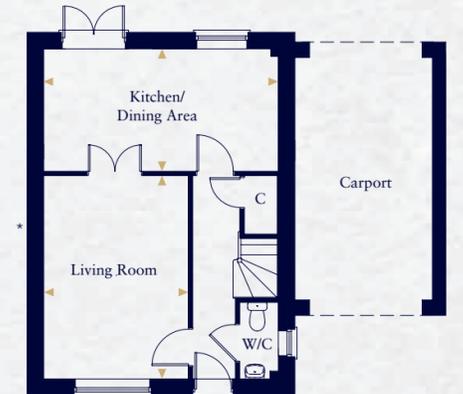
Computer generated image indicative only.

Kitchen/Dining Area	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	13'1" x 10'11"
Bedroom 2	3.984m x 3.110m	13'1" x 10'2"
Bedroom 3	2.927m x 2.824m	9'7" x 9'3"

- * Window to plots 4 & 11 only
- ** Window to plots 4, 11 & 37
- Indicates reduced head height
- Indicates reduced head height below 1.5m
- ⊠ Velux Window



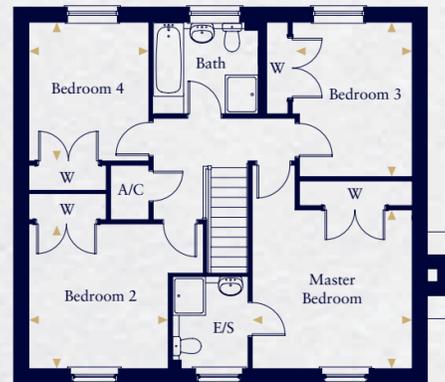
First Floor



Ground Floor



Ground Floor



First Floor

The Brambling

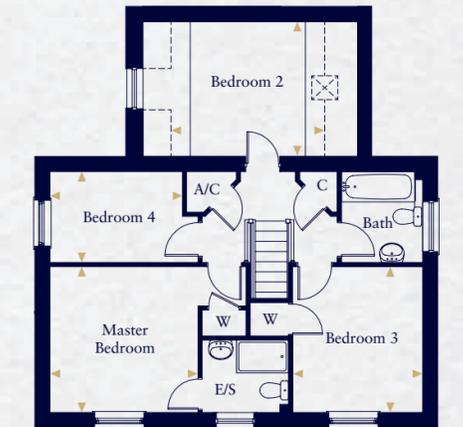
Plots 6, 10, 30(h) & 40



Computer generated image indicative only.

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'3" x 6'5"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	3.420m x 3.375m	11'3" x 11'1"
Bedroom 2	4.040m x 3.110m	13'3" x 10'2"
Bedroom 3	3.375m x 3.005m	11'1" x 9'10"
Bedroom 4	3.060m x 2.103m	10'0" x 6'11"

- * No chimney/fireplace to plot 6. No chimney stack to plots 10, 30 & 40
- Indicates reduced head height
- Indicates reduced head height below 1.5m
- ⊠ Velux Window



First Floor



Ground Floor

The Peregrine

Plots 1 & 2(h)

Kitchen/Dining Area	8.948m x 3.199m	29'4" x 10'6"	Master Bedroom	3.716m x 3.680m	12'2" x 12'1"
Utility	2.268m x 1.650m	7'5" x 5'5"	Bedroom 2	3.348m x 3.265m	11'0" x 10'8"
Living Room	4.698m x 3.716m	15'5" x 12'2"	Bedroom 3	3.576m x 2.785m	11'9" x 9'2"
Study	2.987m x 2.949m	9'10" x 9'8"	Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

NIGHTINGALE MEADOWS by HOPKINS HOMES

⚡ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

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The Moorhen

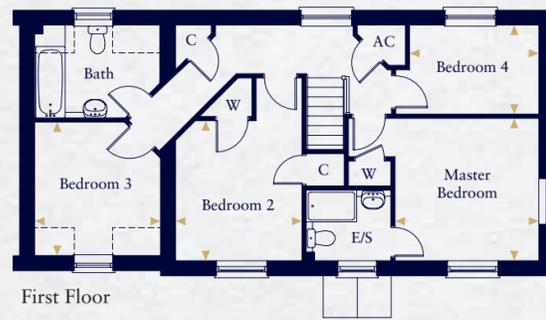
Plot 8



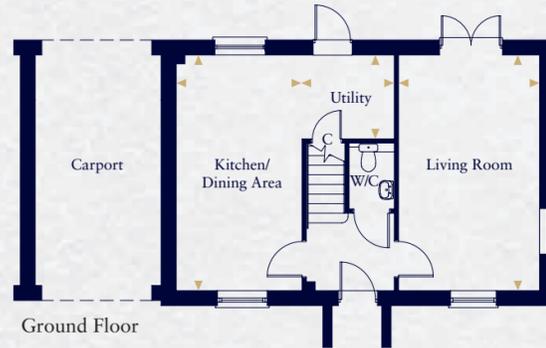
Computer generated image indicative only*. External finishes and appearance likely to vary.

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	3.404m x 3.372m	11'2" x 11'1"
Bedroom 2	3.392m x 2.990m	11'2" x 9'10"
Bedroom 3	3.112m x 2.541m	10'2" x 8'4"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

--- Indicates reduced head height below 1.5m



First Floor



Ground Floor



Computer generated image indicative only*. External finishes and appearance likely to vary.

The Chaffinch

Plots 13, 43(h), 47(h), 48(h), 55 & 56(h)



Computer generated image indicative only*. External finishes and appearance likely to vary.

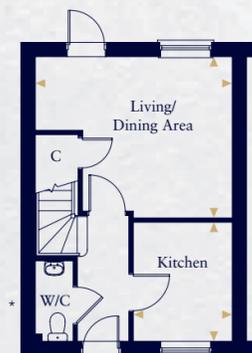
Kitchen	2.753m x 2.285m	9'0" x 7'6"
Living/Dining Area	4.547m x 3.731m	14'11" x 12'3"
Master Bedroom	3.772m x 3.271m	12'5" x 10'9"
Study	3.213m x 2.390m	10'6" x 7'10"

* Window to plot 13 only

** Plots 13, 55, 56 have bedroom 2 instead of study



First Floor



Ground Floor



Ground Floor



First Floor

The Bittern

Plot 27

Kitchen/Breakfast Area	6.735m x 4.015m	22'1" x 13'2"
Living Room	4.730m x 4.595m	15'6" x 15'1"
Study	3.174m x 2.988m	10'5" x 9'10"

--- Indicates reduced head height below 1.5m

Master Bedroom	4.015m x 3.890m	13'2" x 12'9"
Bedroom 2	4.595m x 3.017m	15'1" x 9'11"
Bedroom 3	3.394m x 2.772m	11'2" x 9'1"
Bedroom 4	3.174m x 2.812m	10'5" x 9'3"



Computer generated image indicative only*. External finishes and appearance likely to vary.

The Wren

Plots 32, 64(h) & 65(h)



Computer generated image indicative only*. External finishes and appearance likely to vary.

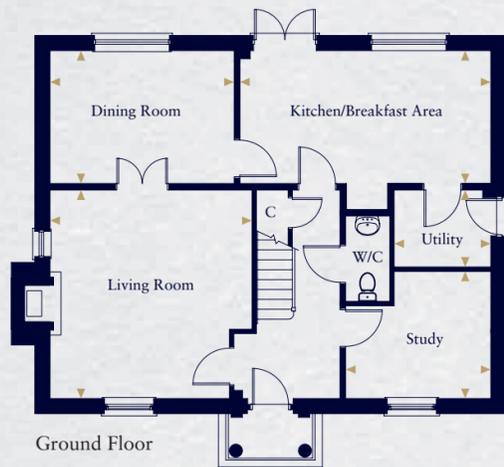
Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Utility	2.654m x 1.667m	8'8" x 5'6"
Living Room	4.698m x 3.873m	15'5" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Master Bedroom	4.984m x 3.174m	16'4" x 10'5"
Bedroom 2	2.912m x 2.851m	9'7" x 9'4"
Bedroom 3	3.300m x 2.730m	10'10" x 8'11"
Bedroom 4	3.037m x 2.473m	10'0" x 8'1"



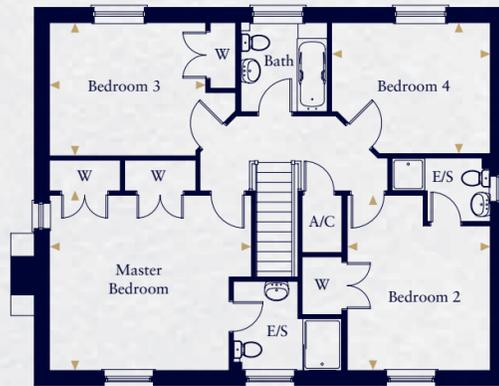
First Floor



Ground Floor



Ground Floor



First Floor

The Nightjar

Plots 28 & 29

Kitchen/Breakfast Area	5.800m x 3.075m	19'0" x 10'1"	Master Bedroom	4.670m x 4.060m	15'4" x 13'4"
Utility	2.110m x 1.780m	6'11" x 5'10"	Bedroom 2	4.060m x 3.304m	13'4" x 10'10"
Living Room	4.823m x 4.668m	15'10" x 15'4"	Bedroom 3	3.618m x 3.083m	11'10" x 10'1"
Dining Room	4.255m x 3.075m	14'0" x 10'1"	Bedroom 4	3.670m x 3.038m	12'0" x 10'0"
Study	3.355m x 2.942m	11'0" x 9'8"			

NIGHTINGALE MEADOWS by HOPKINS HOMES

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The Rook

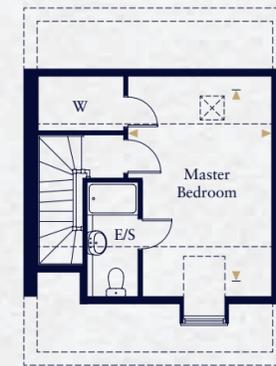
Plots 33, 34, 35(h) & 36(h)



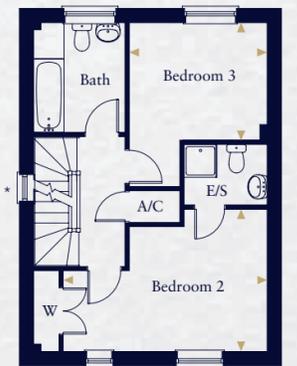
Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen/Dining Area	5.395m x 2.620m	17'8" x 8'7"
Living Room	4.883m x 3.330m	16'0" x 10'11"
Master Bedroom	4.168m x 3.305m	13'8" x 10'10"
Bedroom 2	4.685m x 3.287m	15'5" x 10'9"
Bedroom 3	3.220m x 2.720m	10'7" x 8'11"

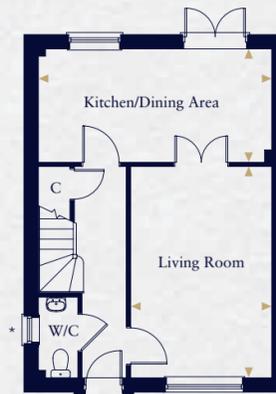
* Window to plots 33 & 36 only
 --- Indicates reduced head height below 1.5m
 ☒ Velux window



Second Floor



First Floor



Ground Floor

▲ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

The Bullfinch

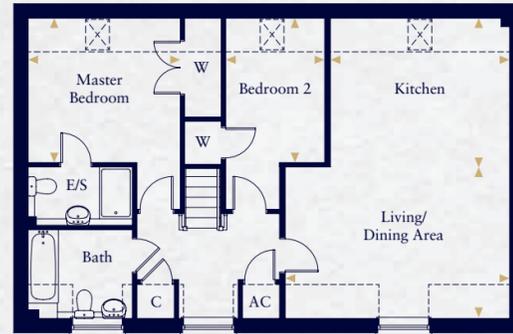
Plots 41 & 45



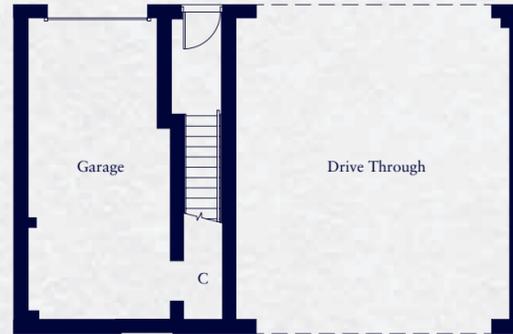
Computer generated image indicative only*. External finishes and appearance likely to vary.

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	11'7" x 11'0"
Bedroom 2	3.345m x 2.287m	10'11" x 7'6"

--- Indicates reduced head height below 1.5m
 ☒ Velux window



First Floor



Ground Floor

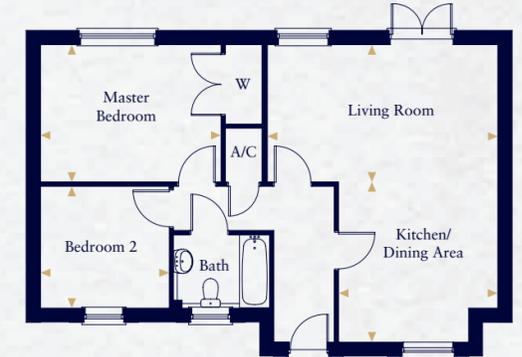
The Fulmar

Plots 14 & 15



Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen/Dining Area	3.700m x 3.680m	12'2" x 12'1"
Living Room	5.325m x 3.181m	17'6" x 10'5"
Master Bedroom	4.174m x 3.181m	13'8" x 10'5"
Bedroom 2	2.979m x 2.818m	9'9" x 9'3"



The Mallard

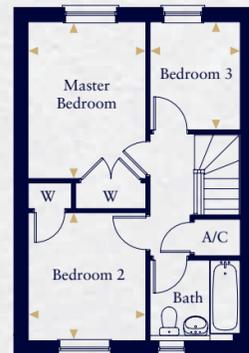
Plots 42, 46, 54(h) & 57



Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen	2.755m x 2.474m	9'0" x 8'1"
Living/Dining Area	4.900m x 4.524m	16'1" x 14'10"
Master Bedroom	3.624m x 2.726m	11'11" x 8'11"
Bedroom 2	2.959m x 2.726m	9'8" x 8'11"
Bedroom 3	2.497m x 2.082m	8'2" x 6'10"

* Window to plot 57 only



First Floor



Ground Floor

The Greenshank

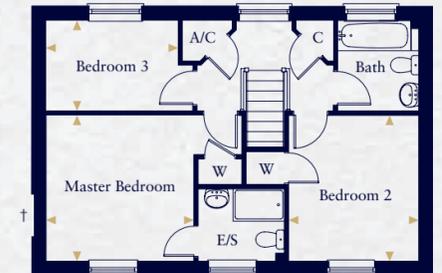
Plots 44 & 53



Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'3" x 6'5"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	3.420m x 3.375m	11'3" x 11'1"
Bedroom 2	3.375m x 3.005m	11'1" x 9'10"
Bedroom 3	3.420m x 2.103m	11'3" x 6'11"

* Window to plot 53 only
 † Recessed brick window feature to plot 53 only



First Floor



Ground Floor

NIGHTINGALE MEADOWS

Leiston ~ Suffolk



Area Map



Local Map

Maps not to scale

Travel times and distances

By road to:

Thorpeness	2.7 miles
Aldeburgh	4.0 miles
Saxmundham	4.8 miles
Southwold	14.1 miles
Woodbridge	16.9 miles
Ipswich	25.2 miles
Norwich	37.8 miles
London Marble Arch	104.0 miles

By rail to:

(from Saxmundham station)

Ipswich	39 mins
Lowestoft	49 mins
Norwich	1 hr 30 mins
London Liverpool Street	1 hr 58 mins

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

Postcode for Sat Nav use: IP16 4JZ

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

Telephone: 01394 446800 Fax: 01394 389605

For more information on any of our developments please visit:

hopkinshomes.co.uk

**CONSUMER
CODE FOR
HOME BUILDERS**

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 Nightingale Meadows 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. 09/18 185942 Designed and produced by thinkBDW 01206 546965.