



FennWright.
Signature

The Tennyson, Laureate Fields,
Ferry Road, Felixstowe, IP11 9LN



The Tennyson
Laureate Fields
Ferry Road
Felixstowe
IP11 9LN

Looking out over the countryside down to the Estuary is this well positioned brand new family home.

The views are enjoyed from the kitchen, living room and two of the bedrooms. The living room has a fantastic balcony which takes full advantage of the stunning views.

- Contemporary German engineered designer kitchen
- Engineered oak timber flooring
- Silestone composite stone worktops
- Fully fitted contemporary bathroom and en-suites
- Ring doorbell
- Separate utility room
- Refrigerated wine cooler
- Landscaped garden



The Kitchen

- High quality German engineered units
- Silestone composite stone worktops with matching splashback
- Stainless steel oven, ceramic induction hob
- Fridge/freezer and multi function dishwasher
- Refrigerated wine cooler
- LED spotlights

Bathrooms, En-suites & WC's

- Contemporary white sanitary-ware
- Soft close WC with concealed cistern and dual flush.
- Shower trays with quality glass shower enclosure and rain shower
- White steel bath with shower mixer valve
- Chrome heated towel rails
- Quality ceramic tiles with feature wall
- Large wall mounted mirror and shaver socket

Internal finishes

- White satinwood finish to deep square edge skirting and architraves
- Engineered oak timber flooring to ground floor living areas
- Contemporary oak veneer doors with chrome fittings
- Brushed steel sockets and light switches
- Walls and ceilings finished in vinyl matt white emulsion paint

Electrical

- USB charging points to selected sockets
- Smoke detectors and heat sensors
- Ring doorbell
- Media plate to living room
- White finish LED recessed downlights

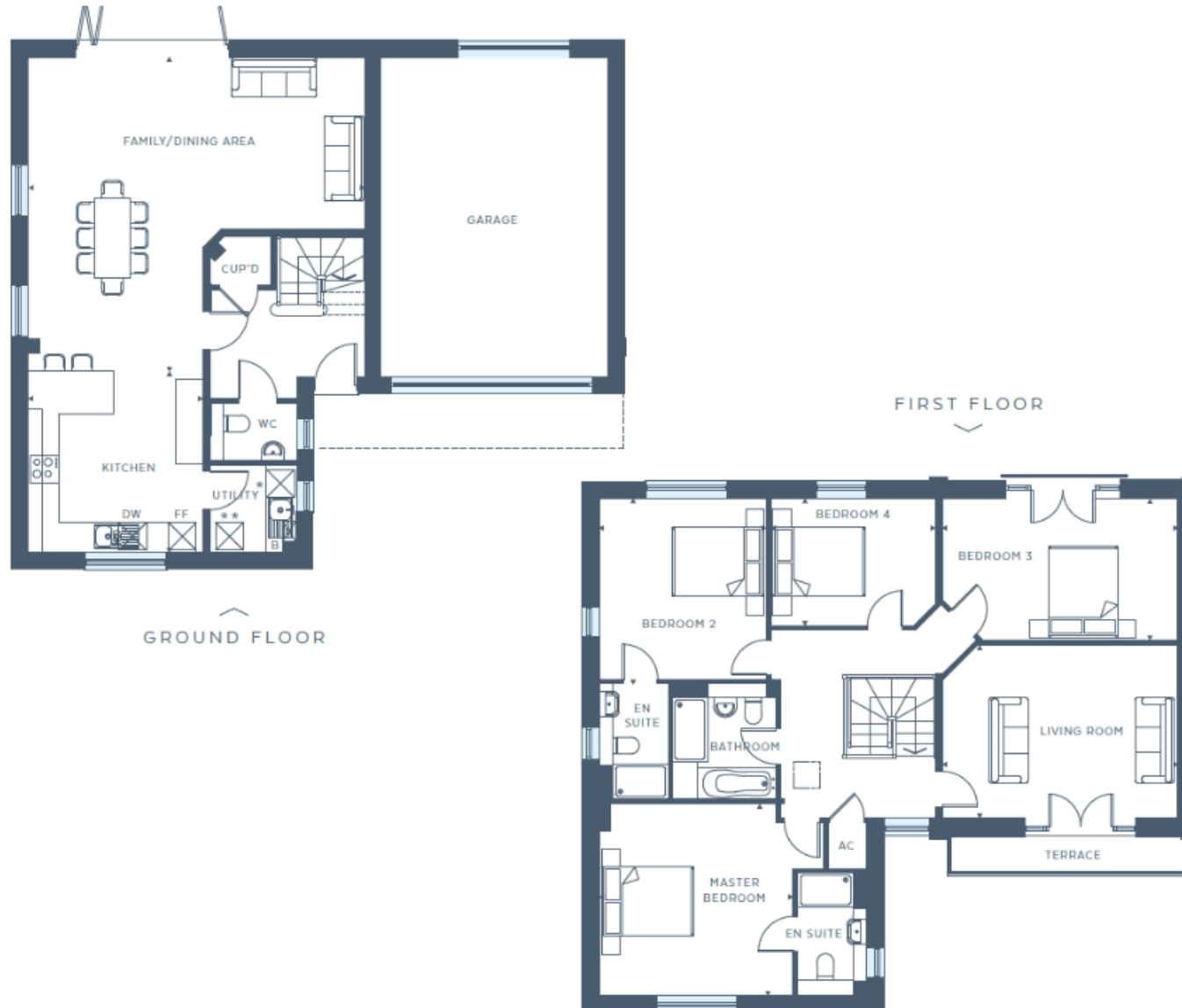
Plumbing

- Gas central heating throughout with white finish radiators









Consumer Protection Regulations 2008

Fenn Wright LLP has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Starway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.



General information

The Tennyson, Laureate Fields is located in the highly sought-after Old Felixstowe and offers elevated and remarkable far-reaching views across An Area of Outstanding Natural Beauty, over the estuary and towards Bawdsey.

The impressive family home offers a large stylish open plan kitchen-dining-living area, a WC and a separate utility. The first floor comprises a private living room with a balcony, four generously sized bedrooms with two en suites, and a family bathroom.

Each home comes with a 10 year Checkmate new homes warranty.

Outside

- Composite timber effect front door
- Sealed double glazed windows with security locks
- Landscaped gardens
- Patio to the rear garden
- Outdoor tap and waterproof socket to rear garden

Location

Felixstowe lies on the popular East Coast of Suffolk and is fast becoming the next sought-after area for coastal living, with easy access to the A12, A14 and rail services to London Liverpool Street, Cambridge and Norwich.

There are 4 miles of beach that run from Landguard Point, with an 18th century fort, to Felixstowe Ferry, a charming fishing hamlet and home to Felixstowe Ferry Sailing Club. In between are the award-winning Seafrost Gardens and the town with a theatre, cinema, shops and plenty of bars and restaurants to choose from. The town also has recreational facilities including a leisure centre, tennis club, rugby club and cricket club.

Directions

At the dock spur roundabout and take the first exit onto Candlet Road, at the next roundabout take the first exit again, onto Grove Rd/A1021. At the next roundabout, take the 3rd exit onto Colneis Rd then turn left onto Ferry Rd where Laureate Fields will be found on the right hand side.

Important Information

CGI's shown are for illustrative purposes only, please note some imagery shown is of the show home and will not feature in this particular house type.

Various video tours available upon request

Square Footage: 1,959 sq ft





Felixstowe
01394 548700
felixstowe@fennwright.co.uk

fennwright.co.uk