



EH

EXQUISITE
HOME

A SUNNY DISPOSITION

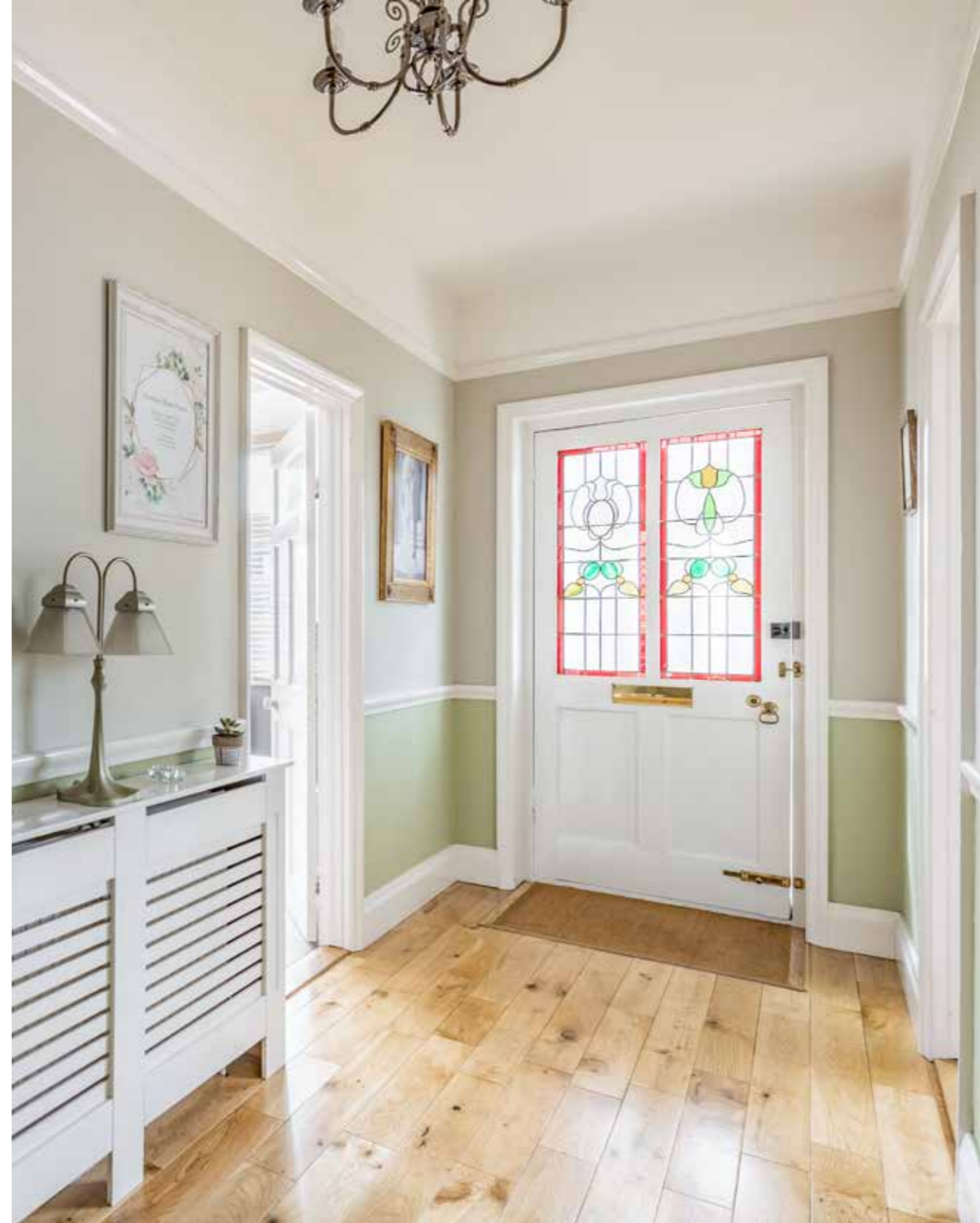
The county of Suffolk is known for its beautiful Heritage Coast, taking in the elegant resorts of Aldeburgh, Southwold and Walberswick. Just over fourteen miles southeast of Ipswich and connected to it by the A14 is the charming Edwardian coastal town of Felixstowe. It has a good mix of architectural styles, a delightful seafront with colourful gardens, a recently renovated pier and a selection of lovely beaches. The promenade is picture perfect, lined with colourful beach huts. There is an annual carnival, a theatre, a book festival and a bustling town centre with plenty of independent shops, cafes and restaurants. The tiny fishing village of Felixstowe Ferry sits to the north of the town on the mouth of the River Deben. It has a delightfully timeless appeal with its collection of houseboats, shacks, fresh fish shed, boatyard, sailing club, pub, church and the foot ferry running to Bawdsey. Two of Felixstowe's four Martello towers are located here, built between 1805 and 1812 ready to repel Napoleon's forces. A popular golf club sits near the sea and the views from the hill over the seafront are outstanding. The A14 loops round the town and there is a station with trains running into Ipswich which connect to London Liverpool Street.





The porch gives way to the front door with its original coloured glass, opening into the attractive light-filled hall painted in shades of sage and cream. There is a large understairs cupboard, useful for storage. To the right is the lovely double aspect lounge. The focal point is the stunning original fireplace with a red tile surround and beautiful pale wood mantelshelf and overmantel. The room itself is painted in a soothing shade of grey. As the sun moves round during the day, this room is flooded with natural light, making it an ideal entertaining space. Next door is the study/snug which is currently being used as a home office. It too benefits from an original working fireplace and has been used in a number of different ways since the owners moved in. It works very well as a second reception room, due to its size, but is also ideal as a home office. To the left of the hall is the beautiful dining room with light pouring in through its bay window. The owners use this room for parties and entertaining and their children currently use it as an art space. It too has a lovely original working fireplace and an air of period charm. Christmas has frequently been hosted in this lovely house and the large reception rooms with their wonderful flow lend themselves to relaxed, enjoyable entertaining.

The spacious kitchen/breakfast room is where the owners spend much of their time. They eat together here as a family and the thoughtfully designed kitchen is a cook's dream. With classic cream units, wooden worktops and a Neff electric oven with electric hob and extractor hood there is plenty of preparation and cooking space and more than enough room to accommodate guests at the table. One of the house's most delightful features is the pot-bellied stove sitting in the fireplace in the breakfast room. During the winter when lit, it heats the entire downstairs and a kettle placed upon it will boil in two minutes. Cheerful and cosy, this is a charming space looking out over the pretty back garden. Ideal for hosting family Christmases and parties, in winter it flows naturally into the rest of the house and in summer opens out into the back garden for informal barbecues and garden parties. A rear porch opens off the kitchen and a useful cloakroom with shower sits at the back of the house. Next door is the large integrated garage, a multi-use space. The owners have their washing machine and tumble dryer in there and use it partly as a utility room and partly as a workshop. When parties are in progress, it doubles up as a drinks area and extra food preparation space and gives extra space for guests. It is fully shelved on one side and has the capacity to be used as a workshop if desired. The owners had considered turning it into a conservatory as it has wonderful natural light.



The whole house has such a wonderful flow...



Beautifully appointed...

The staircase leads up to the spacious landing from which radiate four bedrooms and two bathrooms, one en suite. The principal bedroom is dual aspect with a working fireplace and a lovely five-piece en suite bathroom painted in soothing shades of grey and white. The second bedroom, also dual aspect, has a striking feature wall painted in coral and has an original working fireplace. The third bedroom benefits from a large storage cupboard, also has a working fireplace and has a feature wall in turquoise. The slightly smaller fourth bedroom would make an ideal nursery or playroom. The sea can be seen from the second and third bedrooms, adding to the charm of this lovely property. The elegant family bathroom features a cast iron radiator with chrome towel rail and has been decorated in high gloss grey tiles with a beautiful grey and white tiled floor. This is the ideal place to come for a long soak after a hard day's work.



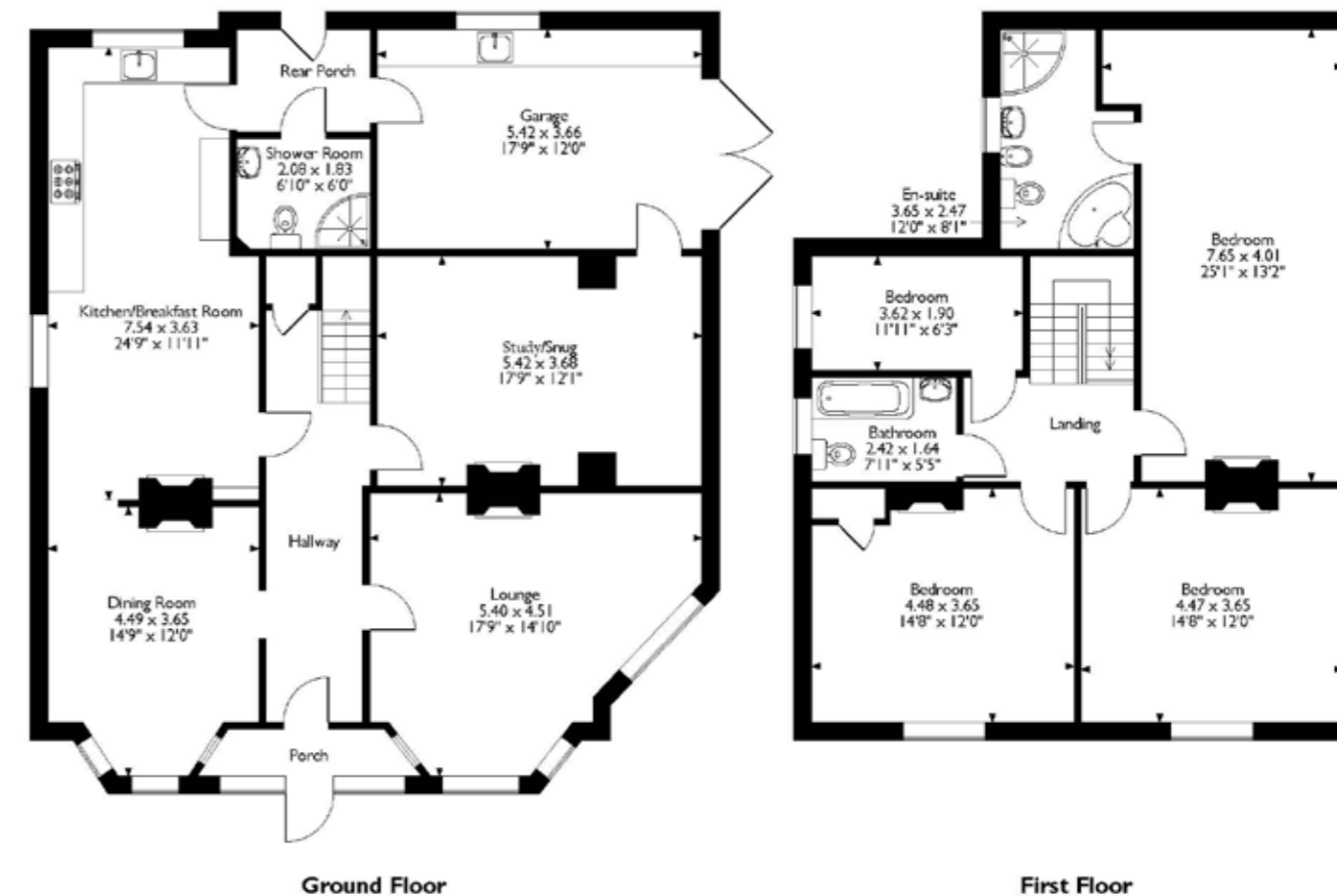
LOCATION

There is a wonderful community feel to this neighbourhood, with friendly and supportive neighbours all around. There are several primary schools nearby, an academy trust high school and several nurseries and preschools. The two local churches both run toddler groups and on Friday evenings, the sound of the bell ringers practising floats over to the house. The pretty back garden is mainly laid to lawn with a terraced seating area. There is a back porch leading to the kitchen door with seating and space to store firewood. There is also a log store in the back garden where wisteria and climbing Clematis Montana scramble up the walls. This is a charming, low maintenance garden perfect for a family or to enjoy with friends.

With a light and spacious interior, an easy to maintain garden, fantastic location and beautiful versatile rooms, this welcoming family home is immaculate inside and out.



Approximate Gross Internal Area
219 Sq M/2358 Sq Ft



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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