



EH

EXQUISITE  
HOME

*Sea Breezes and Beautiful Walks*

Fourteen miles from Ipswich and connected to it by the A14 is the thriving Edwardian coastal town of Felixstowe. It has a delightful seafront with colourful gardens, a recently renovated pier and a selection of lovely beaches. There is an annual carnival, a theatre, a book festival and a bustling town centre with plenty of independent shops, cafes and restaurants. The A14 loops round the town and there is a station with trains running into Ipswich which connect to London Liverpool Street. The seafront has a long promenade lined with colourful beach huts which runs on to Felixstowe Ferry with its fish sheds, jetties and the ferry connecting it with Bawdsey. There is something for everyone in Felixstowe, with the golf course and fish huts out towards the east of the town, the central part with its pier, promenade, entertainments and restaurants and the quieter area by the Martello towers.

Located at the tip of the peninsula with the rivers Orwell and Deben running down either side, Felixstowe has plenty of open green spaces and leisure activities. It is on the edge of the Suffolk Coast and Heaths AONB and within easy reach of any number of pretty villages and lovely pubs, cafes and restaurants. It boasts one of only two Blue Flag beaches in the entire county. Just a twenty five minute drive from Ipswich, it enjoys the ideal location by the sea yet within a short drive of the county town. The Times recently named Felixstowe as one of the top coastal spots in which to live in 2023, very greatly adding to its attractions.



## *Easy To Maintain Family Home*

Standing in Old Felixstowe and just a two minute walk from the seafront is this smart, detached home constructed by Crown Developments in 2005. The present owner's mother bought it as she attended so many activities in the town, which is thriving and full of opportunities. It stands on a quiet road with parking restrictions to safeguard residents from visitor parking down by the beach. The neighbours to each side are the local Neighbourhood Watch co-ordinators and the entire road is extremely friendly and supportive. The house has been completely redecorated and kept up to a very high standard. The front door opens into the light, airy hallway which, like the rest of the house, is painted in white, reflecting the clear, maritime light throughout the house.

To the left is the dining room which can easily seat up to twelve people. It has been the scene of many happy family meals and parties over the years. Natural light pours in through the window and the owner ate all her meals in there, enjoying the magnificent sunsets which are visible from this part of the house. There is a useful cloakroom to the left. The spacious lounge, the ideal family room, benefits from a pair of double doors into the garden and generous proportions. Large and light-filled, there is more than enough room for a family to enjoy a multiplicity of activities at the same time. It is also ideal for Christmas, New Year's Eve and summer parties with plenty of space. To the left of the hall at the back of the house is the kitchen/breakfast room. It has a grey slate grey floor, light cream units and an integrated electric oven and dishwasher which have never been used. It also has an electric hob. It would be simple to install more integrated units to put a personal stamp on it, but it is an entirely functional kitchen with more than enough room for a table and chairs.



To the right of the house is the large integrated garage which is simply bursting with potential. The owner used to keep her car in it, but with the correct planning permission in place, it would be possible to add a first floor room above the garage and put a door through into the lounge. Further, and with the correct planning permission in place, it may also be possible to take the wall down between the kitchen and the lounge and convert it into a large, open plan kitchen/family room, while retaining the front part of the lounge as a snug.

## *Comfortable First Floor*

The generous landing has four bedrooms and a family bathroom radiating from it. There is a useful cupboard with a light and radiator, which is fully racked and makes an excellent airing or drying cupboard. The principal bedroom benefits from a smart en suite shower room and the second bedroom also has an en suite shower room and fully fitted wardrobes with sliding doors, shelving and hanging rails. The third bedroom is a good sized double while the fourth is a small double and would make an ideal nursery or playroom. The three piece family bathroom has a bath with shower over, ideal for splashy children's bath times or an indulgent candlelit soak. With the windows at the front of the house open, the sound of the sea can be heard, with waves crashing on to the beach a couple of minutes' walk away. There is a loft with plenty of space and it is possible to stand up in the middle section. It would be entirely possible to board it out and use it as a storage space.

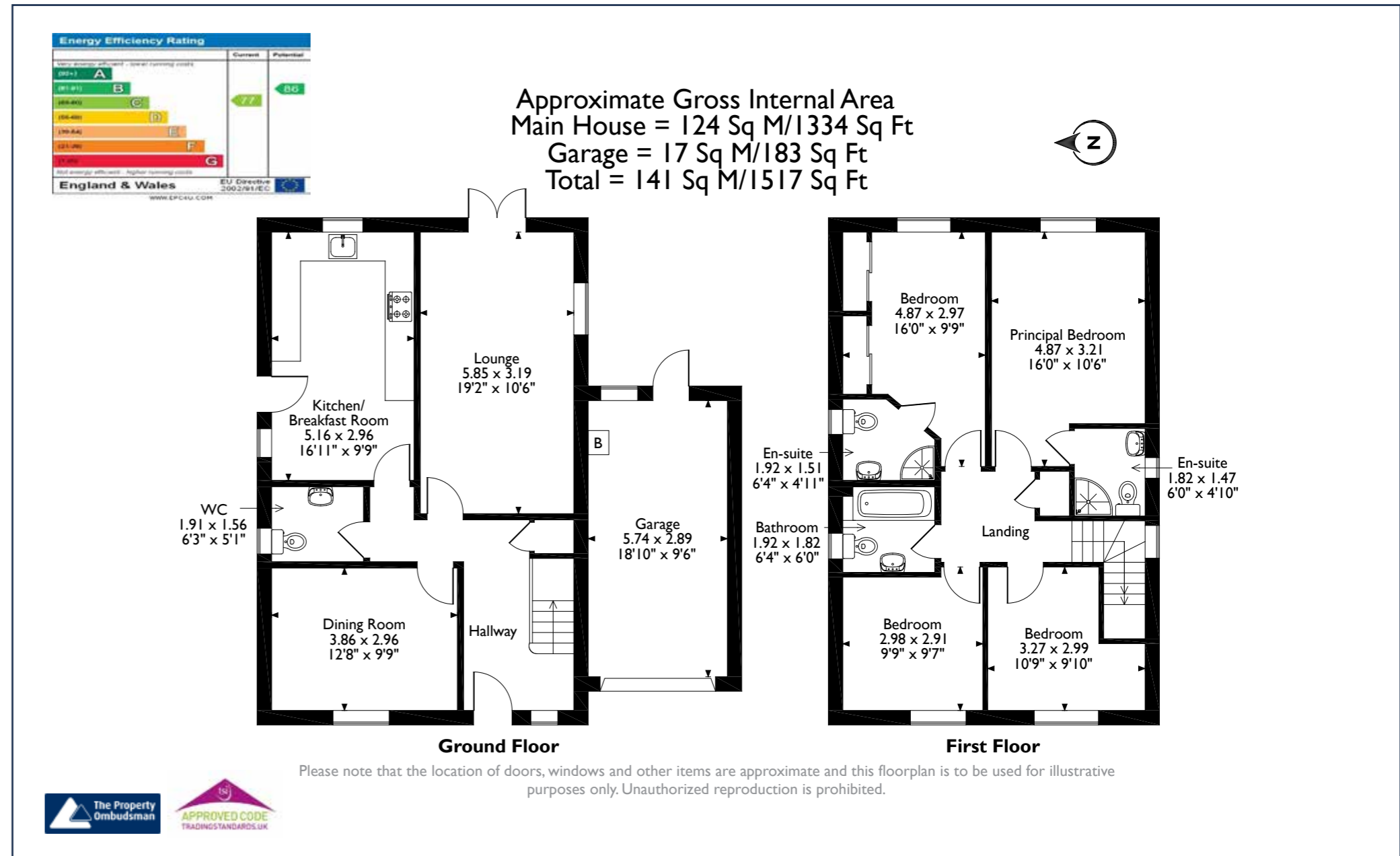




### Low Maintenance Garden

The low maintenance, square garden is paved over and has some pretty, well-established shrubs planted up. It is the ideal space for container gardening and vegetables such as runner beans and tomatoes could easily be grown in pots.

All the many amenities of Felixstowe are on the doorstep. It has a station, good road links, several primary schools and a secondary school, a number of independent shops, cafes and restaurants, some delightful hotels, the newly refurbished Pier, the promenade, the amusement arcades and the trendy Beach Street area. Ideal for families with its wonderful seaside vibe, it is also perfect for those who have to commute to work. Well maintained, in an excellent location and with potential, it is a wonderful property.



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