



EH

EXQUISITE
HOME

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Sea Breezes and Beautiful Walks

Walton has been part of Felixstowe for over a hundred years but there was a time when it was a separate settlement. Evidence of Bronze Age field systems have been found and Roman and Bronze Age artefacts discovered. These days, it is a thriving part of the town with its striking Grade II* listed parish church, disused smock mill and Grade II listed Round House.

Sitting on one of the main roads through the parish is this semi-detached cottage arranged over three floors, thought to have been built in 1884. The present owner was attracted by its location, proximity to Felixstowe's amenities and potential. A small gravelled and fenced front garden separates the house from the wide pavement, there is a useful sideway leading to the back garden and parking outside the house on the road.

The front door opens into the very large and airy open plan lounge/dining room with its wooden floor and natural light pouring in through the windows. This is a wonderful space, ideal for a contemporary multi-use, multi-generational family room. It benefits from a handy understairs cupboard and two sets of built-in shelving and cupboards on either side of the chimney breast. The staircase, partly boxed in, rises up to the first floor from this room. A door opens into the kitchen/breakfast room which has a breakfast bar, an integrated electric oven and a gas hob. A small hallway has the three piece family bathroom leading from it with its bath, shower and basin and a small separate toilet next door.





Classic Cottage Layout

The staircase rises from the lounge to access the two bedrooms on the first floor. The principal bedroom is a good sized double while the second bedroom is a small double, ideal for a child's bedroom, nursery or even a playroom or home office. It also benefits from a fitted cupboard. Another staircase rises up to the second floor, providing yet more accommodation and adding flexibility and potential. On the second storey, there is a third bedroom with two fitted cupboards and plenty of loft space for storage on either side. The potential to construct eaves storage cupboards is there and this would make an ideal teenage hangout or hobby room.

Between the Sea and the Land

The small, manageable back garden has been paved over and gravelled for easy maintenance but it makes the ideal space for container gardening. If desired, raised beds could be built for vegetables and flowers. There are a number of well established shrubs and small trees around the borders, giving texture and shade. A good sized garden office has been constructed, ideal for anyone who has to work from home. It would also make an ideal hobby room, extra family reception room or games room.

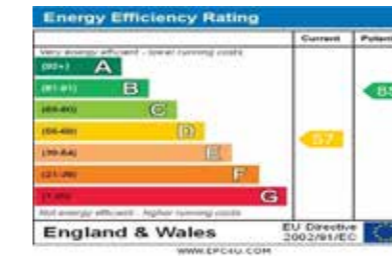
With its proximity to the sea and with its excellent transport links the cottage has much potential and would make a wonderful second home by the sea, especially with Felixstowe's recent appearance on the Times' list of perfect coastal resorts in which to live. It is within easy reach of all the town's amenities, close to the local barber shop and primary school and equidistant between Felixstowe and Trimley St Mary stations. The A14 runs to the west, linking the town with the Port of Felixstowe to the south and running north to Cambridge, Peterborough and beyond.



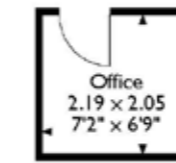
LOCATION

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. A recent Times article named Felixstowe as one of the best coastal towns in which to live in the UK and with its recently refurbished pier, attractive housing stock, proliferation of independent shops and plenty of investment going on, it is indeed a wonderful place to live.

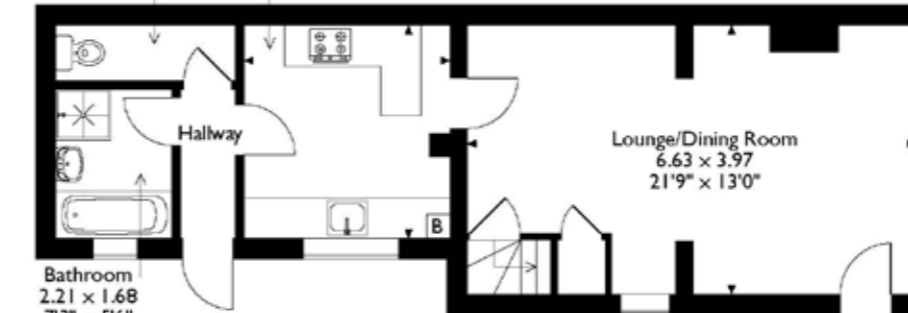


Approximate Gross Internal Area
 Main House = 84 Sq M/904 Sq Ft
 Outbuilding = 4 Sq M/43 Sq Ft
 Total = 88 Sq M/947 Sq Ft



Cloak Room
2.65 x 0.82
8'8" x 2'8"

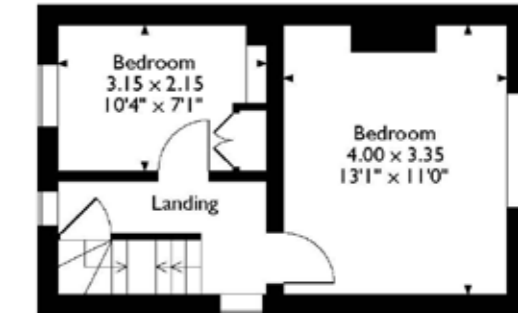
Kitchen/Breakfast Room
3.15 x 3.04
10'4" x 10'0"



Ground Floor



Second Floor



First Floor

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.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

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