



Darwin House

Darwin House - Freehold Guide Price: £ 1,850,000

Balfour Place | Cliff Road | Felixstowe | IP11 9RY | Plot 5

FINE & COUNTRY

- Landmark links golf course UK residential development.
- Fantastic seaside location in Area of outstanding natural beauty.
- Eco friendly build - modern detached homes of pleasing design.



- Designed by an award winning Architect blending natural environment with overall biodiversity gain.
- Complimentary membership - Felixstowe Ferry golf club - one of the oldest clubs in England.

Felixstowe lies on the popular East coast of Suffolk. It is fast becoming the next sought after coastal location with it's easy access to the A12 and A14.

Balfour Place is a prestigious development of five unique architectural designed homes with an unrivalled specification and modern finishes mixed with contemporary design, situated on Cliff Road with sea views over an historic golf course, set in an Area of Outstanding Natural Beauty and all just 1 ½ hours by train to London Liverpool Street via Ipswich.

Fine & Country are presenting an opportunity to work with the award winning Architect Wincer Kievenaar to complete the interior design of your new home on the Felixstowe Ferry Golf Club. Founded in 1880, it is one of the oldest Golf Clubs in England. With views across the Deben Estuary, each of the houses is exclusively named after an important figure in the golf club's history. These stunning properties are further enhanced with generous ceiling heights, sea views extending out to protected balconies and crow's nest second floors will leave you breathless. The detailing is robust for its context and sustainability integral to the home's concept in their orientation, thermal mass and construction technology.

Members facilities include the 18 hole Martello course, the 9 hole full length Kingsfleet course, indoor and outdoor practice facilities, Clubhouse and changing facilities and buyers of these prestigious homes, will have two full memberships of the Club for two years. Plus two years complimentary membership for two Juniors (under 14) of the 9-hole Kingsfleet course.

The houses will be surrounded by natural shrub planting along the edges of the golf course and utilise a mixture of plants against the roadside frontages.



Ground Floor

TOTAL - 3,681 sqft approx.



Second Floor



First Floor

## GROUND FLOOR

1,827 sqft

### FEATURES

Double height entrance hall / Double integral garage with electric roller shutter door/ Utility room / Separate WC / Living room/ Two double bedrooms both with en-suite facilities Infrastructure included for future platform lift / Access to rear patio and garden.

## FIRST FLOOR

1,286 sqft

### FEATURES

Open plan kitchen/diner/lounge with access to terrace and magnificent views  
Fully fitted modern kitchen with large island unit Separate WC / Double bedroom with en-suite facilities / Under floor heating throughout.

## SECOND FLOOR

717 sqft

### FEATURES

Double bedroom with en-suite facilities and separate dressing room Access to terrace with spectacular views.



## THE HISTORY

Bernard Darwin was a famous golf correspondent and author. His most famous quote about golf was "I have the tenderest and most sentimental association with Felixstowe because it was there that I began to play golf."



- Stunning 4 bedroom detached home - Master bedroom 2nd floor penthouse suite with roof terrace.
- Amazing dual aspect panoramic views towards the River Deben and the North Sea from the first floor balcony and second floor roof terrace.
- Exclusive private driveway with ample parking and garaging for 2 cars.

An imposing Architect designed house of 3,830 square feet over three storeys with magnificent coastal views across Golf Course to Bawdsey.

The accommodation comprises 4 double bedrooms all with en-suite facilities, living room, open plan family/dining room/kitchen with walk in pantry and utility room, double garage.

A feature on the first floor is a balcony across the full width of the house and on the top floor there is a superior bedroom suite with large en-suite, dressing room and truly amazing roof top terrace to two elevation's

The low maintenance exterior includes high specification aluminium framed powder coated double glazed windows and doors

## WHERE TO FIND US

Balfour Place is situated on Cliff Road in Felixstowe adjacent to Felixstowe Ferry Golf Club.

Directions: From Ipswich take the A14 towards Felixstowe. At the Dock Spur roundabout go straight across. Go straight across the second roundabout and at the third roundabout turn right into Beatrice Avenue. Turn left at the Orwell Hotel roundabout and follow the road along which leads into Cliff Road. Follow that road until you see the Golf Club and the development on the right.

### BALFOUR PLACE SITE MAP



Viewing strictly by prior appointment through the vendors  
sole agent -

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