



EH

EXQUISITE  
HOME

## PERFECTLY PLACED

Nestled into the tip of a peninsula and bordered by the North Sea, the River Deben, and the inlet to both the Orwell and Stour Rivers, Felixstowe is a popular sea-side destination for Suffolk residents and holiday-makers alike who are drawn to the port-town's mix of sand and shingle beaches, the iconic pier, and the easy access to some of coastal Suffolk's most breath-taking scenic nature spots. The property is located just steps from the seafront, where there is a large green overlooking the ocean, perfect for picnics or a game of football with family and friends. The current owners particularly enjoy watching the varied shipping that enters and exits through the port from this idyllic spot, and they also note the dynamic nature of the beach that 'changes almost every day: when there's a storm it'll move the sand in one direction or the other; the landscape (and the waterscape) is always changing, always moving. This is a real water baby's paradise.'





The house was built in the 1930s and evokes all the grandeur of this era with generous rooms and plenty of natural light throughout the property. This is a house that is designed to be loved, and the versatility of the property is ideal either for families or as a perfect entertaining space. 'There's sufficient room in the house so you don't trip over each other,' said the current owners, 'you can have a lot of people here and yet you don't have to live in each other's pockets.' The useful entrance porch enters into a grand hall, which the owners describe as 'a real "wow" moment when you first walk in the house.' The three main reception rooms are all located off of this entry hall, with a cosy snug sat between a large living room and a formal dining room. The views from both the living and dining room enjoy sensational views of the rear garden as well as working fireplaces and access through French doors into the grand conservatory which serves as a focal point to the rear of the property. As both rooms are south-facing, they both enjoy warm, natural light throughout the day: 'we tend to relax in the dining room and enjoy the morning light, and in the evening we move over to the sitting room.' The owners add, 'it's fun to sit and watch the wildlife that comes into the garden from the living and dining rooms. We get plenty of birds, such as pheasant and partridges, and we've even had deer through the garden!'

From the dining room, a second door opens into the kitchen and utility wing. The kitchen enjoys side access to the garden and the current owners have installed a stylish modern kitchen with sleek units that house a number of integrated Bosch appliances, including a double oven, dishwasher, and fridge. 'The kitchen is very functional and practical,' said the current owners, 'and it's nice to have the little table in there as well: we have a lot of our meals there, and it's great to be sociable when you're cooking.' The useful utility room is located next to the kitchen, and next to this is a handy study, ideal when working at home. To the other end of the entrance hall a door opens into a back corridor where you'll find a large shower room and access to the sizeable integrated garage with parking for two cars.



Sensational Views



*“the current owners have installed a stylish modern kitchen with sleek units ...”*



*Spacious Accommodation*

That beautiful, almost manorial staircase leads up to an airy and bright landing, off of which you'll find four good-sized bedrooms, including two which could both be utilised as principal suites, opening up the possibility of this house being suitable for multi-generational living. The two guest bedrooms both share the use of a family bathroom and separate toilet, and both rooms enjoy views over the rear garden and look towards the seafront. The first of the possible principal suites is located over the "western" wing, with a door opening into the main bedroom which enjoys built-in storage cupboards and opens through into a modern shower room. Next to this is another small bedroom that could be utilised as a dressing room for the larger bedroom, as it too enjoys access into the modern shower room. You'll find the current principal suite on the other "east" wing. This too enjoys a range of built-in storage cupboards, idyllic views over the rear south-facing garden, and access into a generous en-suite with an oversized walk-in shower and separate bath, a space which the current owners consider to be one of their favourite features of the house.



# LOCATION

The property enjoys a large drive to the front with parking for a number of vehicles, as well as an idyllic south-facing garden that is completely enclosed for both privacy and peace of mind, allowing children and pets to play freely on the large lawn. The current owners spoke of the constant colour throughout the garden in all seasons, from the lovely rhododendron next to the rear terrace, to the front drive that is lined with hyacinths and bluebells in the spring. In summer, the garden transports you to a beach paradise with the abundance of flowers and even the palm trees that wave gently in the ocean breeze. 'The terraces are lovely,' note the owners, 'we love to sit there and enjoy a cup of coffee in the morning, and in the afternoon the terrace on the other side of the conservatory is a wonderful place to sit and enjoy the sunshine.' There is a shed to the side of the larger terrace which the current owners also noted could be improved to become a perfect standing for a hot tub, suggesting the possibility of turning this already plentiful garden into a true seaside retreat.

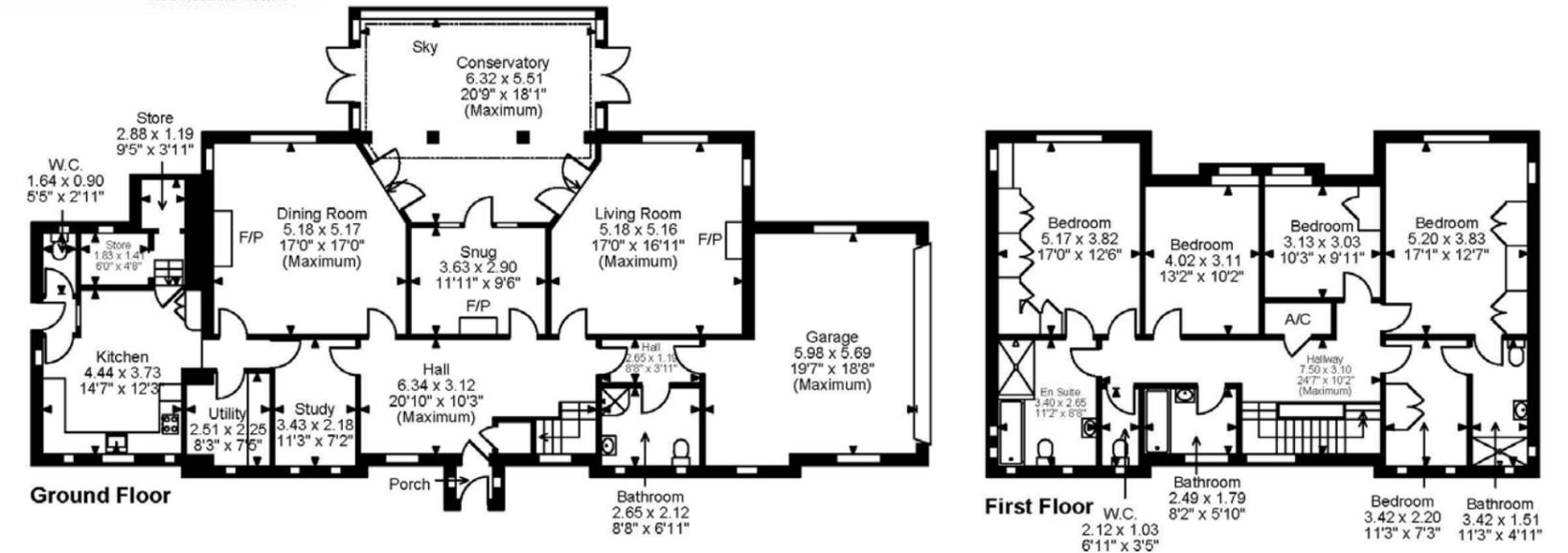
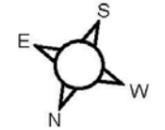
The property itself is located in a residential area of the town yet is just a short walk from a local sports centre and a convenience store. Additionally, the local primary school is only a short walk from the property, as is a well-regarded independent college. A short ten-minute walk towards the seafront will give you access to the popular promenade which leads to the Sea Front Gardens, Spa Pavilion Theatre, the Felixstowe Pier, and further towards the fun park and seafront amusements, making a wonderful summer's day out accessible from your doorstep. Felixstowe is also only a short drive to some of the most beautiful coastal attractions in both Suffolk and Essex, including Dunwich Heath, Orford Castle and Orford Ness, and south to the many beauty spots on the Shotley peninsula, including Alton Water. Finally, Felixstowe is only a ten minute drive from the county town of Ipswich, where you'll find a range of daily amenities including plenty of shops and restaurants, many of which are located on Ipswich's popular marina. Ipswich station (which can be accessed via trains from Felixstowe station) also offers direct services to London, with some fast services reaching Liverpool Street Station in around 70 minutes.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60   D
39-54	E	41   E	
21-38	F		
1-20	G		



**Approximate Gross Internal Area**  
**Main House = 3039 Sq Ft/282 Sq M**  
**Garage = 333 Sq Ft/31 Sq M Total =**  
**3372 Sq Ft/313 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8590964/RIB

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.



Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX  
T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ  
T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)