



Spindrift, The Ferry, Felixstowe, IP11 9RZ

£1,300,000 FREEHOLD

A home like no other, in a place like no other.

Perched between land and sea, *Spindrift* is a unique, architect-designed home in the tranquil hamlet of Felixstowe Ferry — with views that sweep across the golf course, the River Deben and out to sea.

Every inch of this bespoke build has been carefully crafted, from the designer interiors to the wraparound outdoor spaces — and it's as beautiful as it is brilliantly liveable.

Where sunrise meets sunset

From the moment the sun rises over the sea to its last glow over the green, you're surrounded by light and open skies. The top-floor kitchen and dining space is made for hosting, with sleek integrated appliances, bifold doors onto the balcony, and a view from the sink that follows the river all the way out.

The lounge is a showstopper — triple aspect windows frame the sea, the golf course and the river Deben, while a high-end log burner adds a cosy glow come winter evenings.

Three bedrooms, three en-suites

The layout works beautifully across three floors. All bedrooms sit on the first level, each with its own en-suite and the outdoors inside — so everyone gets privacy, and a view.

With just 40 or so homes in Felixstowe Ferry, this is a rare opportunity to own something truly special — in one of Suffolk's most scenic corners.

Come and see the view for yourself.

Contact Scott Beckett Estate Agents on 01394 338000

ENTRANCE DOOR Opening into :-

ENTRANCE HALL 11' 5" x 9' 5" (3.48m x 2.87m)

Vertical radiator, Oak staircase with glass balustrade leading to first floor, circular compass stained glass window to side aspect, large storage cupboard, automatic lighting.

FIRST FLOOR LANDING

Oak staircase with glass balustrade leading up to the second floor, spotlights and doors to :-

BEDROOM ONE 16' 2" x 14' 11" (4.93m x 4.55m)

Under floor heating, two windows to side aspect, fitted wardrobes with sliding doors, bi-folding doors opening out onto verandah and door to :-

EN-SUITE BATHROOM 14' 10" x 5' 7" (4.52m x 1.7m)

Stunning suite comprising low level WC, large vanity hand wash basin, deep fill bath with mixer tap and shower head attachment, double width walk in shower with twin shower head, tiled flooring, part tiled walls, extractor, spotlights, under floor heating and obscured window to the rear aspect.

BEDROOM TWO 13' 5" x 12' 6" (4.09m x 3.81m)

Under floor heating, window to side aspect, French doors opening out onto the veranda, fitted wardrobes with sliding doors, spotlights, door to :-

EN-SUITE SHOWER ROOM 7' 2" x 3' 11" (2.18m x 1.19m)

Modern suite comprising WC with hidden cistern, vanity wash hand basin with matt black mixer tap and storage cupboard below, walk in shower with matt black twin shower heads, tiled splashback, under floor heating, obscured window to side aspect.

BEDROOM THREE 13' 3" x 12' 1" (4.04m x 3.68m)

Under floor heating, window to side aspect, Juliette balcony to front aspect, fitted wardrobes with sliding doors, spotlights and door to :-

EN-SUITE SHOWER ROOM 7' 3" x 3' 11" (2.21m x 1.19m)

WC with hidden cistern, vanity wash hand basin with matt black mixer tap and storage cupboard below, walk in shower with matt black twin shower head, spotlights, extractor, obscured window to the side aspect.

STUDY 6' 2" x 5' 2" (1.88m x 1.57m)

Under floor heating, fitted desk, window to side aspect, large cupboard housing under floor heating controls.

SECOND FLOOR LANDING Velux window, two stained glass compass effect circular windows to side aspect and doors to :-

LOUNGE 28' 9" x 18' 1" (8.76m x 5.51m)

Under floor heating, additional wood burner stove, floor to ceiling window to both side aspects with views, TV point, four electric controlled Velux windows, TV point, bi-folding doors opening out onto :-

BALCONY Composite decking, glass surround, panoramic views.

KITCHEN/DINING ROOM 21' x 16' 4" (6.4m x 4.98m)

Bespoke design kitchen with Granite fitted worktops with matching upstands, central island with Granite fitted worktops with breakfast bar area, forest green fitted shaker style storage units, inset one and a half bowl sink unit with mixer tap, integrated appliances include a dishwasher, full standing fridge and freezer, Neff eye level slide and hide oven with a Neff microwave oven/grill combi below, and a Neff five ring induction hob, three electric controlled Velux windows, with visual window to rear aspect, under floor heating, spotlights, bi-folding doors opening into :-

BALCONY

Composite decking with safety glass border, outside lighting, external spiral staircase opening out onto the veranda.

UTILITY ROOM 5' 5" x 4' 3" (1.65m x 1.3m)

Fitted worktops with space and plumbing available for both a washing machine and tumble dryer below, spotlights and extractor, under floor heating.

CLOAKROOM 5' 4" x 4' 2" (1.63m x 1.27m)

Suite comprising WC with hidden cistern, hand wash basin with mixer tap and tiled splashback, spotlights, electric Velux windows, under floor heating.

VERDANDAH

Accessed via the main bedroom two at external staircase from the upper balcony, fibre glass flooring, outside lighting, tall privacy glass surround.

OUTSIDE

There is under cover parking for three cars, security lighting, wood store, outside socket, outside tap and access to :-

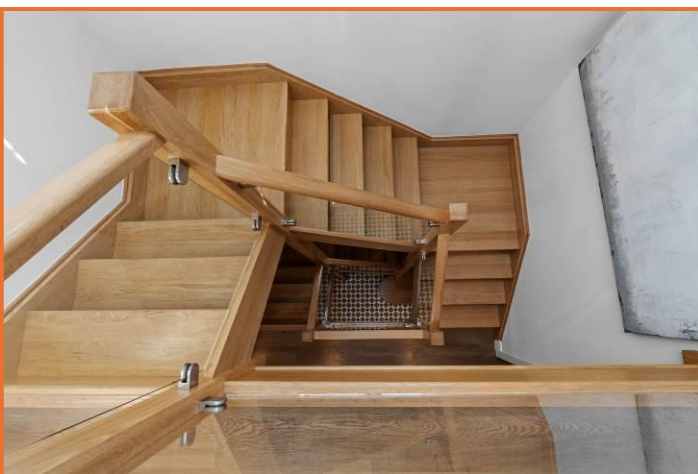
STORE ROOM 17' 7" x 7' 3" (5.36m x 2.21m)

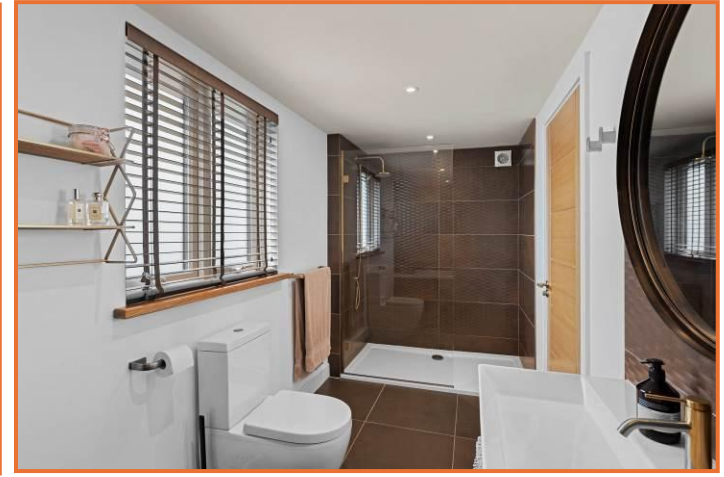
Sliding open doors, spotlights.

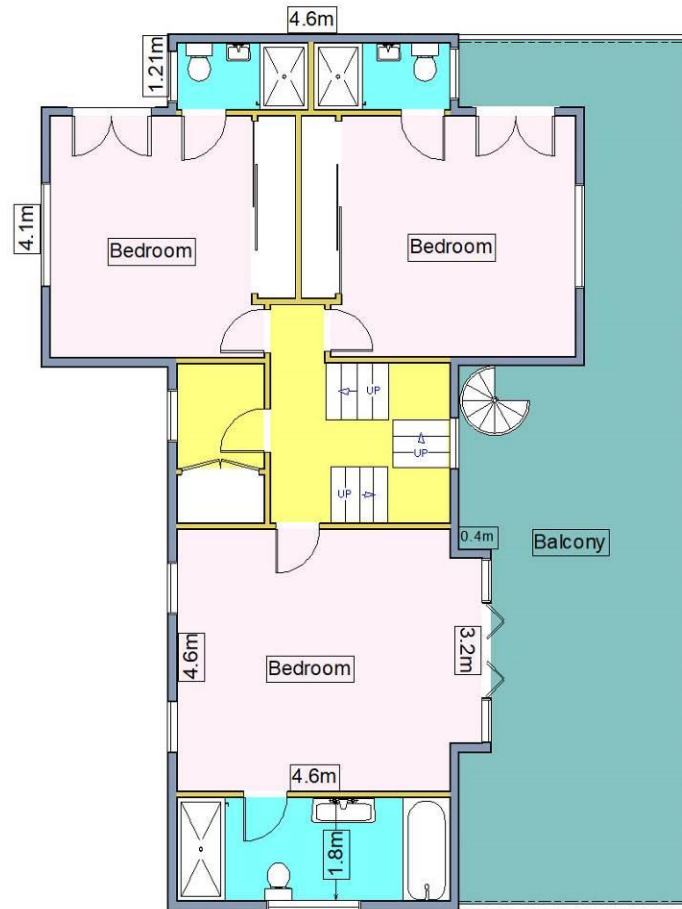
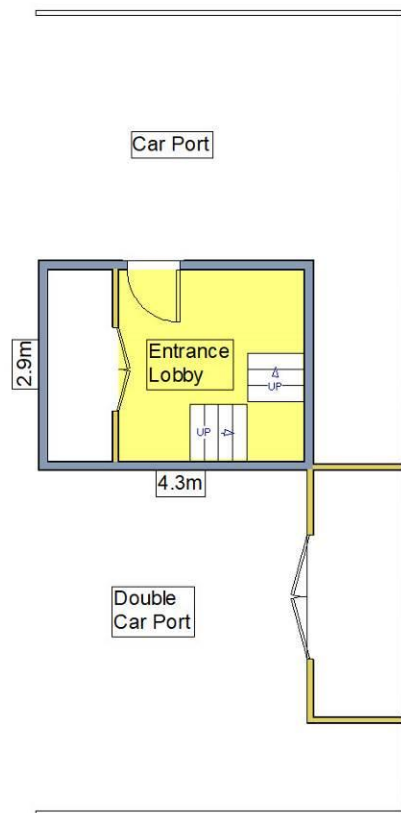
COUNCIL TAX

Band 'F'









Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

