

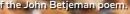
ERRY ROAD, FELIXSTOWE

A COLLECTION OF ONE TO FOUR BEDROOM HOMES

With one consuming roar along the shingle The long wave claws and rakes the pebbles down To where its backwash and the next wave mingle, A mounting arch of water weedy-brown Against the tide the off-shore breezes blow. Oh wind and water, this is Felixstowe.

by John Betjeman

The Last of Her Order



contemporary living with the community at the heart



Laureate Fields is an exclusive development of premium one to four-bedroom homes, set against the stunning backdrop of the Suffolk coast. Every house and apartment has been thoughtfully designed with contemporary living in mind, effortlessly combining quality craftsmanship



with modern specifications. Be part of a community that ticks every box. Stylish and spacious living situated just a stone's throw from the sea and an Area of Outstanding Natural Beauty, with an array of pubs, restaurants, shops and entertainment close at hand.

## WELCOME TO Laureate Fields

Area of Outstanding Natural Beauty that stretches north from the sea along the banks of the River Deben.

leisurely walk to Felixstowe Ferry, with its clapboard cottages, houseboats and ancient fishermen's inn.

Laureate Fields is situated next to an

# FELIXSTOWE A place for everyone

Just 12 miles from Ipswich, Felixstowe is a coastal town set around an Area of Outstanding Natural Beauty with an abundance of things to do and see.



NAME AND ADDRESS OF TAXABLE PARTY.

#### PLENTY TO KEEP YOU ACTIVE Enjoy scenic walks, jogs and cycle rides to

Felixstowe Ferry and across the River Deben to Bawdsey, or play 18 holes at Felixstowe Ferry Golf Club, the only links golf course in Suffolk. Also nearby is Felixstowe Ferry Sailing Club offering sailing, windsurfing, kitesurfing and more – while Felixstowe Leisure Centre has everything you need from a swimming pool and gym to badminton and even indoor bowls.



#### PACKED WITH ENTERTAINMENT

Offering entertainment since 1909, Felixstowe's Spa Pavilion has a year-round programme of shows including live music, children's shows, festive panto and comedy. For the latest films, visit the Palace Cinema where food and drink is served to your seat. Alternatively, take in the amusements at Manning's or the newly-renovated pier.





### ENJOY EATING OUT

Suffolk is well-known for its world-class field-to-fork cuisine. Drive out to one of the many destination pubs and restaurants, or enjoy the various culinary delights on offer in Felixstowe. Whether it's the authentic Italian cuisine of Café Bencotto or the sumptuous seafood at The Alex Café Bar & Brasserie, there's something to suit every taste and budget. Whether you're looking to keep active, eat out or find a great school for your children, Felixstowe ticks all the boxes for young professionals, families and downsizers.



#### GETTING AN EDUCATION

Kingsfleet Primary School is just a few hundred yards away from Laureate Fields, and there are several other options for younger children in Felixstowe. The closest secondary school is Felixstowe School, which is recognised for its high-quality sports facilities. Local independent schools with private bus services from Felixstowe include St Joseph's College, Ipswich School, Ipswich High School and Woodbridge School.

# around Felixstowe

Whether you're after a city experience, famous beauty spots and heritage sites or a traditional seaside experience with a touch of contemporary chic, there are lots of places around Felixstowe that you can visit.

ARKET

### Berridges

Berridge

OFFICE SHOP

RESTAUR ANT

Blegant, Vails prosente

OLD JEWELLERY & SCRAP GOLD WANTED FOR CASH

TODAYS PRICE FOR HE, GOM

COFFEE SHOP AND





### HEAD INLAND

Head into Ipswich for shopping, dining and entertainment, including theatres, music venues and cinemas. The Riviera-style waterfront is a great place to enjoy a coffee, drink or a meal, and there's a regular train service to London Liverpool Street from Ipswich station, with connections to Felixstowe.

For great shopping and restaurants look no further than the historic riverside town of Woodbridge, 8 miles up the river Deben. The Riverside Theatre and Restaurant offers films and live shows with delicious bistro-style food, whilst the Unruly Pig was recently voted best UK gastro pub.



#### TAKE A TRIP ALONG THE COAST

Why not take a trip along the Suffolk coast to Orford, Aldeburgh, Dunwich, Walberswick and Southwold. Aldeburgh plays host to the worldrenowned Aldeburgh Festival, popular with locals and tourists alike, with its fish and chips regarded as among the best in the country.

Slightly further up the coast sits Southwold. From its landmark lighthouse and traditional pier to the long sandy beach and beach hut-lined promenade, the town offers something for everyone and is the starting point for the popular Sandlings Walk. Beer enthusiasts can also enjoy a tour of the award-winning Adnams Brewery, which has been brewing in the town since 1872.

### AN EDUCATED

Choice

There's a wide choice of well-respected state and independent schools to choose from in the area.

Kingsfleet Primary School is just a few hundred yards away from Laureate Fields and there are several other options for younger children in the town, including Colneis Junior School and Causton Junior School, fed by Fairfield Infant School and Maidstone Infant School respectively.

At secondary level in the state sector, the closest school is Felixstowe School, located 2.6 miles away in Walton and housed in an impressive 21st century education centre with top-quality sports facilities.

Other options in Ipswich and Woodbridge include Northgate, Copleston and Woodbridge High School all of which are rated 'Good' by Ofsted.

As for independent schools, there are plenty of renowned and historic establishments to choose from, including Orwell Park School, StJoseph's School, Ipswich School, Framlingham College and Woodbridge School. Felixstowe is the perfect place for downsizers that are unwilling to compromise on their lifestyle. Its rich history and friendly community make it an easy place for people from nearby or further afield to settle and call Felixstowe home.



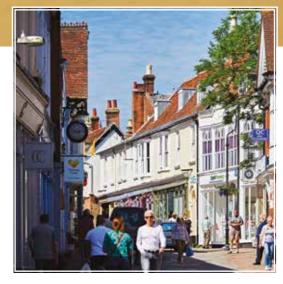
With tranquil woodland and coastal walks to pristine golf courses and an abundance of places to eat and drink.

1

From pristine golf courses and delightful country walks to great places to eat out and the fresh sea breeze, you'll be able to relax and enjoy life. Whether you're after an apartment or a house with your own garden, you'll find what you're looking for and so much more at Laureate Fields.

## AROUND Laureate Fields

TAKE IN THE VIEW The setting of Laureate Fields is spectacular. Meadows and marshlands open out across the Area of Outstanding Natural Beauty towards the peninsula village of Bawdsey on the Deben Estuary.



#### FELIXSTOWE TO SUTTON HOO WALK

From your door, you can enjoy a leisurely walk to Felixstowe Ferry, with its clapboard cottages, houseboats and ancient fishermen's inn. Take the Felixstowe Ferry across the River Deben to the village of Bawdsey.

From there, you can hike or cycle through the woodland adjacent to the river for 12 miles until you reach Sutton Hoo. This hauntingly beautiful estate is home to one of the greatest archaeological discoveries of all time. Explore the surrounding landscape and keep an eye out for ferocious beasts straight from the legends!





### FELIXSTOWE TO FAGBURY CLIFF WALK

Start from the pier and head along the beach to Felixstowe Ferry. Once on the other side, the Suffolk Coast Path will take you east towards Orford Ness. This beautiful route passes Felixstowe Marshes before turning west along the King's Fleet waterway.

It continues to the village of Trimley St Martin before coming to Loompit Lake and the Trimley Marshes Nature Reserve, one of the best wildlife watching spots in England. The path runs through the reserve and along the River Orwell, climbing to a viewpoint at Fagbury Cliff.

### A DEVELOPMENT WITH PEDIGREE

Case Studies

Paper Consultant Megan, 60, purchased a one-bedroom apartment in The Spenser building

"I love the feel of Felixstowe. It has got more of a natural working town vibe about it, full of history and very friendly people. I wasn't expecting to buy a new build but when I came to see it, I fell in love with the development.

"When I walked into the flat, I knew it right away, it was the one for me. It was spacious and had a beautiful window with a lovely view - the finish was done to a high standard. I just felt it was really good value for money."

Public relations professional Rob, 38, purchased a three-bedroom house through Help to Buy

"I spoke to my boss and said it doesn't make sense for me to be renting in London if you don't want me to be in the office. He said I could work remotely so I decided to buy a place in Suffolk as that's where I grew up and where my family still live.

"There is nice space between the houses. I like the open-plan feel and how the living space opens out onto the garden. Also, the kitchen is nicely finished with Bosch appliances.

"Help to Buy was a big factor in pushing me towards a new house. My outgoings compared to renting in Twickenham have been reduced by about 50 percent and I'm owning my own house and have more space. It makes a lot more sense for my future."







Electronics engineer Richard, 32, and his wife Jessica, deputy manager of a childcare centre, purchased a four-bedroom detached house

### "We were looking within a 20-mile radius of Laureate Fields," said Richard. "The finish of the kitchens and bathrooms was the kicker for me. The appliances were built in and the general finish of the decorating was excellent. The design and layout was far superior to other properties we looked at.

"Everyone is friendly and it's a nice compromise between countryside and urban living. There's a lot of stuff within 20 minutes of Felixstowe. You have big brand shops and local shops – and around the house you have fields and the estuary. It's lovely to wake up and see Kingsfleet."





RTMENTS	3 BEDROOM HOUSES		
	H The Tate - House Type H		
ents - Type A, B, C	K The Rowe - House Type K		
	L The Eusden - House Type L		
s	M The Warton - House Type M		
e Type P			
4 BEDROOM HOUSES			
	B B The Tennyson - House Type B & Bv		
	D D The Austin - House Type D & Dv		
	G G The Wordsworth - House Type G & Gv		

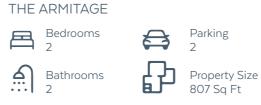
A HOME THAT FITS your lifestyle

Laureate Fields has something for everyone, from young professionals to growing families.

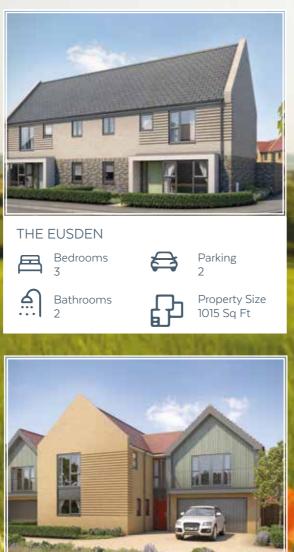
At Generator we realise there's no template for a dream home. That's why we design for a variety of lifestyles. At Laureate Fields there's a choice of two, three and four-bedroom houses, as well as apartments. So, whether you're building your career, growing your family or enjoying a well-earned retirement, there's a home that will suit your needs perfectly.

Whatever the style or size, all our homes feature excellent build quality and a high-quality specification with attention to detail.











THE BRIDGES		
Bedrooms 1		Parking 1
Bathrooms	ß	Property Size 588 Sq Ft





These particulars should be treated as general guidance and for illustrative purpor

upon as statements or representations of fact. February 2022.





### THE TATE



Bedrooms 3

Bathrooms 2



Garage 1 Parking 1

Property Size 1224 Sq Ft



THE ROWE



Bathrooms 2



Property Size 989 Sq Ft

Parking 2







2

Bathrooms



Garage 1 Parking 2

Property Size 1557 Sq Ft

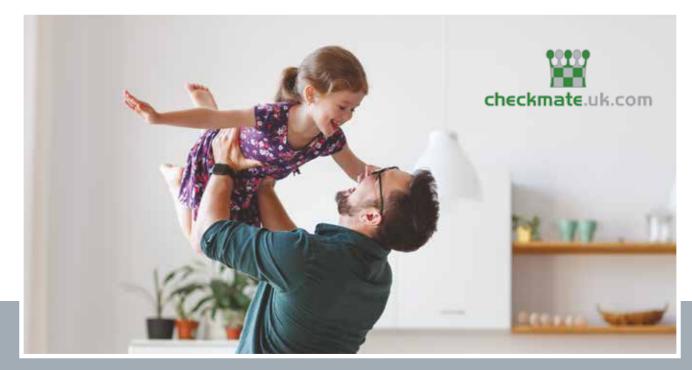
## DESIGNED around you

Step over the threshold to a brand-new home that has been beautifully designed with you in mind. Enjoy contemporary kitchens with a full range of integrated appliances and intelligently designed living spaces. High-quality fixtures and fittings from engineered oak floors and doors to brushed steel sockets and light switches. Reinvigorate with sleek, contemporary bathrooms featuring high quality sanitaryware and bath and shower fittings.



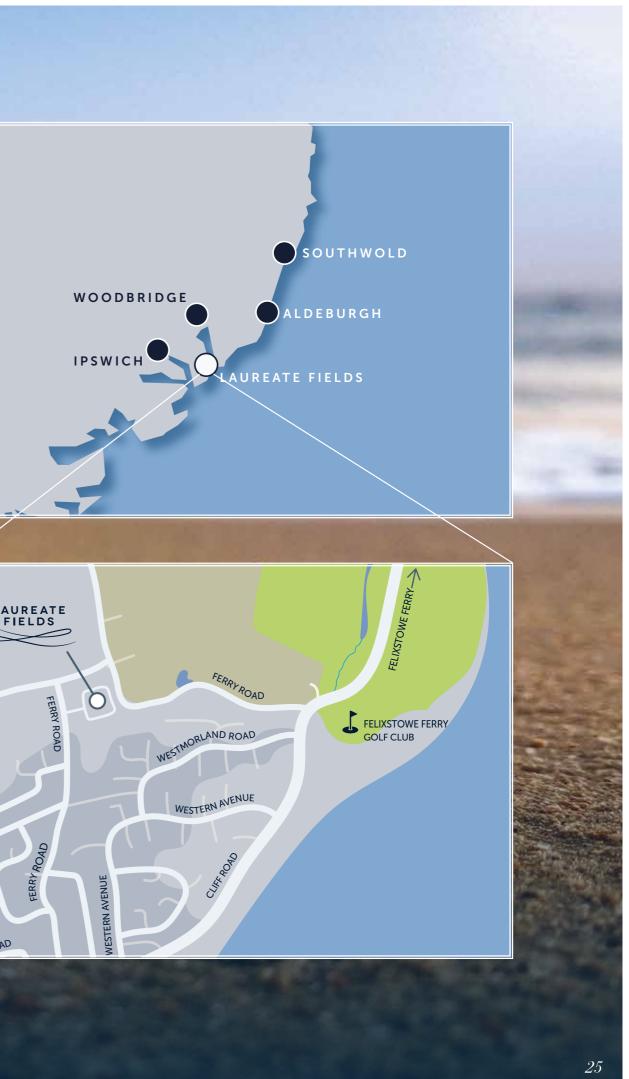


*Warranty* Each home comes with a 10-year Checkmate new homes warranty.

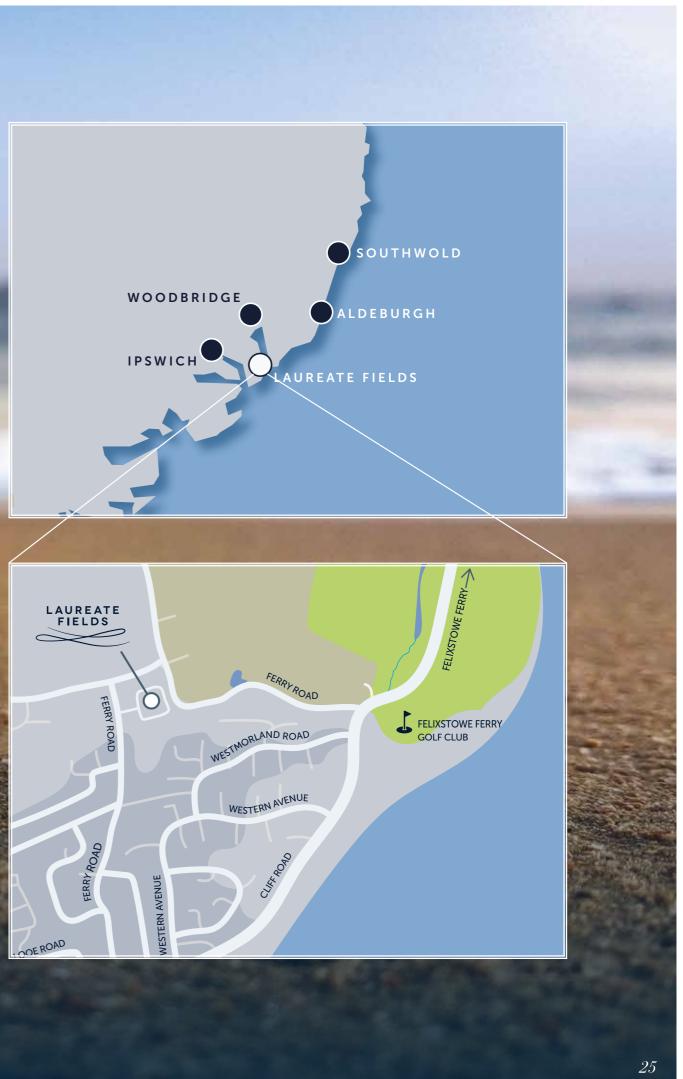


Accordingly, the finished product may vary from the inform as statements of fact or representations and applicants m correctness. This information does not constitute a contrac minor variations and are not intended to be used for carpe advised to contact Laureate Fields to ascertain the availab o act as a guide only as to the finished product. provided. These particulars should not be relied upon tisfy themselves by inspection or otherwise as to their arranty. The dimensions given on plans are subject to s, appliance sizes or items of furniture. Applicants are any particular property.









\*Journey times are approximate. Source: Google. Maps are not to scale and show approximate locations only.

## Introducing

# **Generator** Developments







We're a niche developer creating unique, beautifully designed homes across London and the South. We're not a volume developer. We prize quality over quantity, and work to identify those select sites and projects that really excite us. With every development we create, we always ensure lasting quality and great value. We're proud to have sponsored Felixstowe & Walton United Football Club under 13s team and Suffolk Remembers, a fundraising event on the seafront for St Elizabeth Hospice.



#### WARRANTIES

During the first two years from legal completion, we will review and address any defects with your new home. Following the expiry of your Customer Defects Warranty, your Checkmate Warranty will cover structural defects for up to 10 years post legal completion, giving you peace of mind.

### Award-winning developer





Highly Commended

FIRST TIME buyer

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