



EH

EXQUISITE
HOME

Delightful Family Home...

Located in sought-after Old Felixstowe just a couple of minutes' walk from the beach is this stunning detached double fronted family home. It dates back to 1910 and is a perfect example of an Edwardian property. Edwardian houses are relatively rare (since the period lasted for only nine years) and those with original period features, such as this one, rarer still. The house was bought by the present owners five years ago. Its wonderful location, spacious and versatile interior and period charm convinced them it was the ideal family home. Since moving in they have put in a new kitchen, taken down the wall between the dining room and snug and redecorated. There is enough room for two cars to park on the drive and there is also parking outside on the road. The front garden is gravelled with a mature magnolia tree which bursts into bloom every spring. An attractive tiled path runs up to the original front door which opens into the sunny and welcoming entrance hallway. All the windows, exterior and interior doors are original and these period features, along with the high ceilings and spacious rooms add very greatly to the charm of this house. There is a cloakroom with a fitted cupboard and to the left of the hallway is the dual aspect drawing room. The focal point is the handsome mantelpiece and fireplace with gas fire. Light streams through the large window and there is a door out on to the veranda. Decorated attractively with a feature wallpapered wall and deep orange paint, this is a room used constantly by the family for relaxing, playing games, watching television and relaxing.

To the right of the hallway is the charming dining room decorated in teal paint with a striking wallpapered feature wall. The wooden floorboards add to the period charm and there is an open fire in the original fireplace which could be used if the chimney was unblocked. The family eat their meals in here every day and the house has played host to many family Christmases, New Year celebrations and parties. It has a lovely flow, and the way the reception rooms are arranged gives a vast amount of flexibility. Flowing from the dining room is the cosy snug with its reclaimed Victorian mantelpiece, fireplace and overmantel, fitted cupboard, deep rose coloured walls and door out to the garden. Connected to the kitchen, this is the ideal space for children to play, relax and do their homework and is often used for informal coffees with friends.



The spacious dual aspect kitchen/breakfast room opens from the snug. It is a smart and contemporary space at the back of the house with charming views over the garden which is accessed via a pair of double doors. With its blue/grey cabinets, marble look worktops, double integrated electric oven, dishwasher and fridge freezer and bin, this is the perfect place for cooking, kitchen suppers, family meals and entertaining. There is a utility room off the kitchen with plumbing for a washing machine and tumble drier and a second sink. The double garage is integrated, has power and light. The ground floor accommodation is completed by the play room which has access from the garden.

The staircase rises to the generous landing from which radiate four bedrooms, one en suite, and the family bathroom. The principal suite is a gracious set of rooms with a good sized double bedroom, a dressing room with hanging space and drawers, and a luxurious en suite four piece bathroom. With an indulgent corner bath, large walk in shower and a balcony with sea views running along the length of the suite. The three other bedrooms are all dual aspect and good sized giving plenty of flexibility for any family configuration. The staircase goes up to the second floor which contains three generous bedrooms, two with a cupboard in the eaves and a three piece family bathroom with bath and shower over.



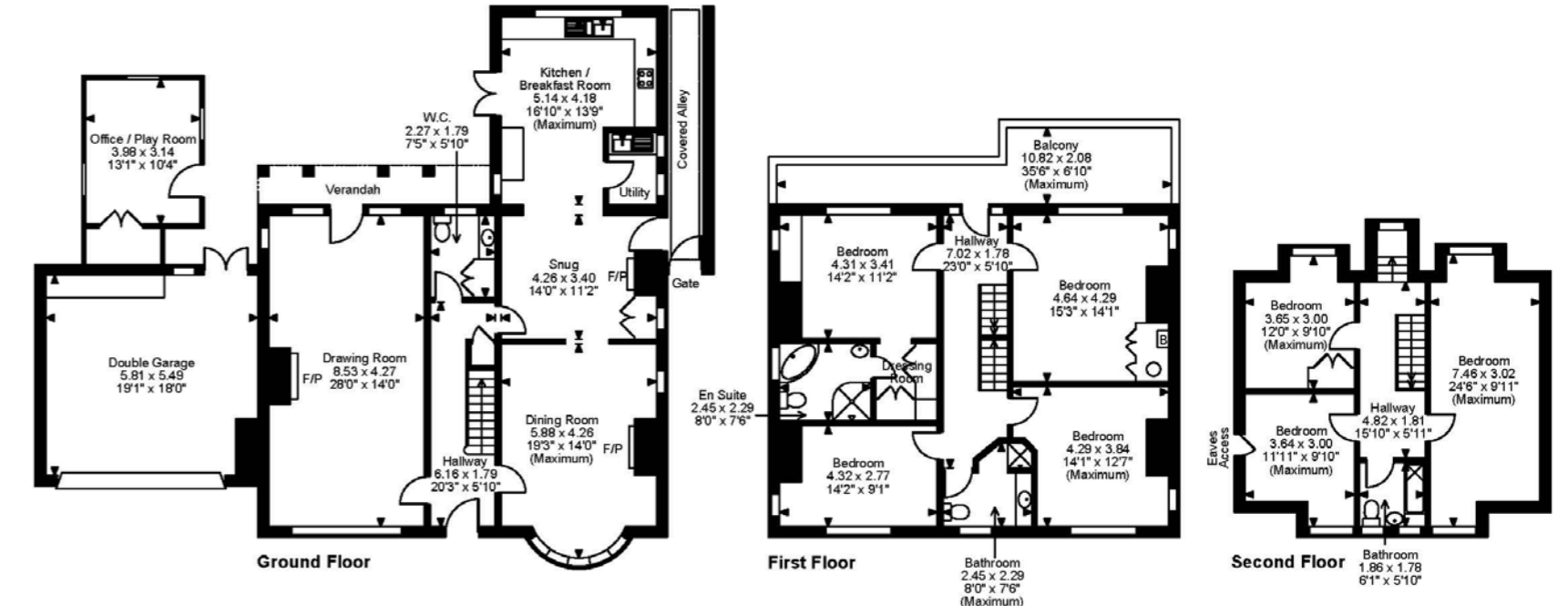
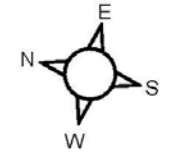
LOCATION

The garden is mainly laid to lawn with a charming paved seating area by the pond which attracts plenty of wildlife. The veranda runs along the back of the house giving a sheltered area with the balcony above. There are a good number of well-established and mature shrubs and bushes in the garden and there is enough room for children's play equipment. In a fantastic location with easy access to the beach and town centre, excellent transport links and all the amenities of Felixstowe on the doorstep, this charming family home with original period features offers a versatile and spacious interior and lots of potential.

Fourteen miles from Ipswich and connected to it by the A14 is the thriving Edwardian coastal town of Felixstowe. It has a delightful seafront with colourful gardens, a recently renovated pier and a selection of lovely beaches. There is an annual carnival, a theatre, a book festival and a bustling town centre with plenty of independent shops, cafes and restaurants. The A14 loops round the town and there is a station with trains running into Ipswich which connect to London Liverpool Street. Located at the tip of the peninsula with the rivers Orwell and Deben running down either side, Felixstowe has plenty of open green spaces and leisure activities. It is on the edge of the Suffolk Coast and Heaths AONB and boasts one of only two Blue Flag beaches in the entire county. Just a twenty five minute drive from Ipswich, it enjoys the ideal location by the sea yet within a short drive of the county town. The Times recently named Felixstowe as one of the top coastal spots in which to live in 2023.



Approximate Gross Internal Area
Main House = 2809 Sq Ft/261 Sq M
Garage = 343 Sq Ft/32 Sq M
Office / Play Room = 159 Sq Ft/15 Sq M
Balcony external area = 173 Sq Ft/16 Sq M
Total = 3311 Sq Ft/308 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
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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.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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