

An aerial photograph of a modern, two-story residential property. The house features a white facade with dark blue accents around the windows and doors. It has a large balcony on the upper floor and a covered patio area on the ground floor. A paved driveway leads to a garage on the right side. In the foreground, there is a well-maintained lawn with a central circular fountain. The property is bordered by a brick wall and a row of conical evergreen trees. The background shows other houses and trees under a blue sky with light clouds.

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**EXQUISITE
HOME**

WITHIN THE SOUNDS OF THE SEA

Versatility and style meet in this once-in-a-lifetime seafront property with three generous bedrooms and three bathrooms in the sought-after area of "Old Felixstowe." With a full-width veranda and a balcony from which to enjoy unobstructed views of the sea, as well as spacious and elegant living spaces to spread out in, this property offers the best of both luxury and lifestyle.





Spacious And Elegant...

From the moment you arrive you can immediately see that this property has been cleverly designed to make the most of its stunning sea views, with both a veranda and a large balcony spanning the width of the property and French doors opening into every room. First, the fully glazed front doors open into an expansive and elegant hallway with a statement chandelier and views through the family room directly to the lush, green garden to the rear of the property. Two of the three main reception rooms open into this hallway: the formal dining and sitting rooms, both of which enjoy those French doors out onto the veranda.

Completely refurbished by the current owners only a few years ago, the entirety of the house is light, bright, and elegantly designed. To the rear of the entrance hall more French doors open into the open-plan kitchen and family room. The kitchen is simply beautiful with soft white shaker-style cabinetry and quartz worktops, with a range of built-in appliances including a fridge/freezer, five-ring induction hob, double oven, and dishwasher. The large island is a true feature of this space and includes a breakfast bar with seating for up to six people, ensuring this space is versatile and functional both for the day-to-day and when entertaining friends and family. The family room echoes the style and substance of the kitchen with a beautiful fireplace and built-in shelving to either side, creating a warm and elegant space to unwind at the end of the day or to sit and enjoy conversation with guests. Located off of the kitchen is a useful utility room with side access out to the garden and a walk-in pantry, and the kitchen also gives access into the large conservatory. 'One of the best things about the house,' said the current owners, 'is that it's big enough to have lots of people around, especially at Christmas. But equally, even when there are a lot of people in the house you never feel like it's too crowded. It's perfectly balanced.' Completing the ground floor layout is a useful study and a large garage, which could be converted (subject to any necessary permissions) to additional living space, such as a gym or perhaps even a further bedroom suite.







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There are three large bedrooms on the first floor, two of which are en-suite, leaving the family bathroom to the sole use of the third bedroom. Both of the guest bedrooms are bright and enjoy gorgeous views of the rear garden, as well as built-in cupboards for storage. Both guest bathrooms are exceptionally stylish and could easily be found gracing the pages of an interior styling magazine, with floor-to-ceiling marble effect tiling and gold hardware. The primary suite is absolutely stunning, with a space large enough for both a generous bedroom area and a seating area. From either section of the room you can look out the French doors and enjoy the sea view, or simply walk out onto the balcony and enjoy a morning cup of coffee while enjoying the fresh breeze. The primary suite includes a large dressing room with built-in wardrobes and yet another set of French doors opening onto the balcony, as well as an en-suite shower room which has been decorated in a similar style to the other guest bathrooms





It should also be noted that the current owners have worked with an architect to generate plans to add a full second floor to the property, which would include a two-bedroom annexe with its own living and kitchen area. While full planning permission has not yet been sought for this project, the current owners have obtained a provisional opinion from the local planning officers which suggested that they would consider such a proposal. Of course, any prospective purchaser is advised to undertake their own investigations into the viability of such a proposal.

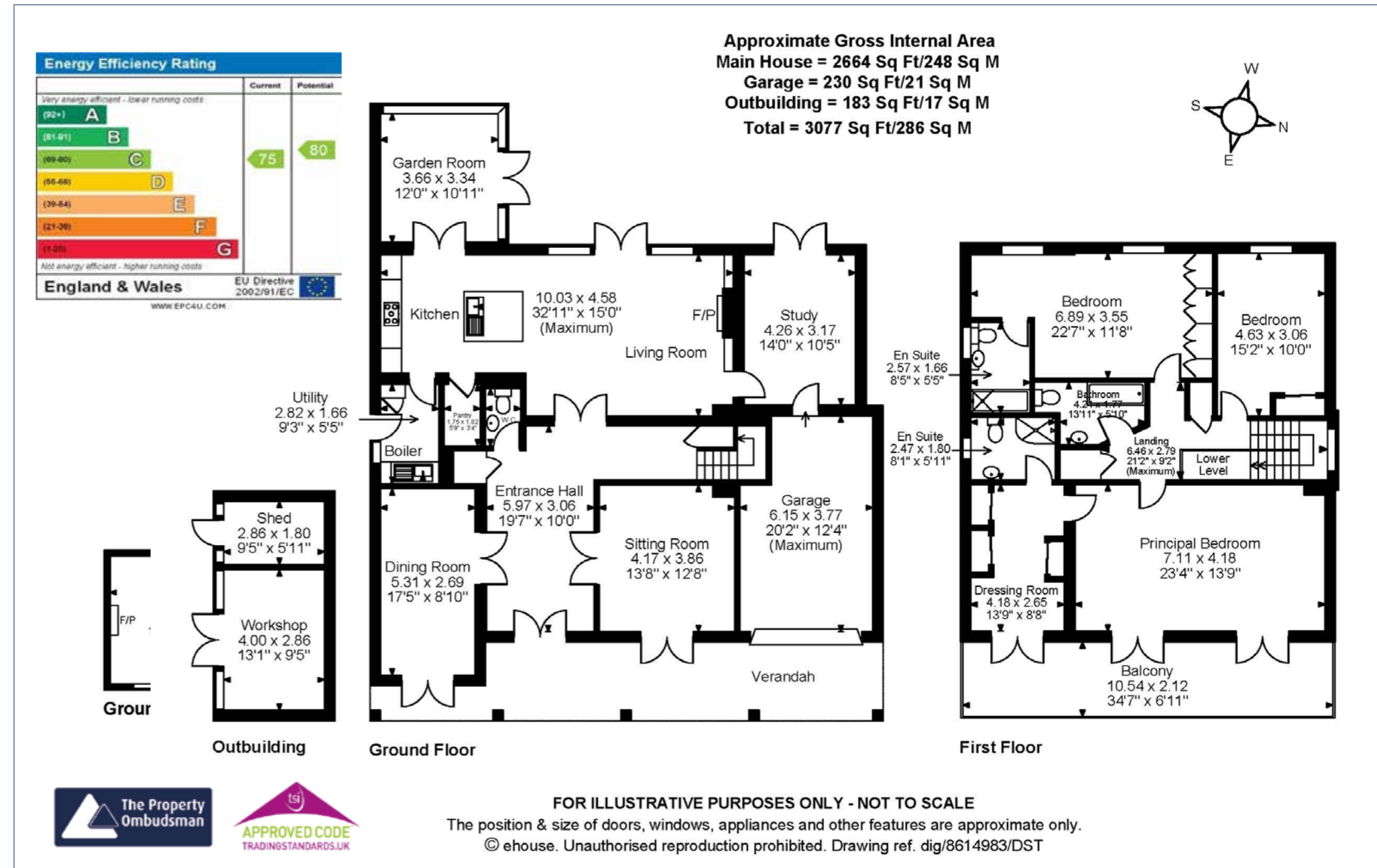
Sitting in the centre of a quarter acre plot, the house enjoys generous gardens to both the front and rear. To the front, a large brick-paved drive leads up to the property and provides parking for multiple cars. There is also a formal garden to the front, with a tidy lawn area bordered by ornate shrubbery and including a beautiful tiered fountain, adding to the sense of grandeur and style which the property exudes from the very moment you turn into the drive. Immediately to the rear of the house is a tiled terrace that spans the whole width of the rear of the house, providing plenty of space for both seating and dining areas, as well as an area for your BBQ. The terrace overlooks the more formal garden, with a central area laid to lawn and bordered by a diverse range of mature trees and shrubs, which creates both an interesting and dynamic space that also shelters the garden from neighbours and, especially in the summer, creates a perfectly private paradise to enjoy. To the rear of this more formal section of garden is an opening to a rear garden, again mostly laid to lawn and surrounded by hedging and mature trees. This area of garden includes a useful shed and has been utilised previously as a private allotment.



LOCATION

The property is located in an area known as "old Felixstowe," a highly sought-after location revered for its tranquillity and quiet pace of life. The current owners have thoroughly enjoyed the location, noting that 'in one direction you have the town and all its amenities, while in the other you have a more rural outlook, so it feels like the house is perfectly positioned to enjoy the best of both worlds.' They also note that the house is only steps away from the Felixstowe Golf Club and a short walk to Felixstowe Ferry, where you can explore the Deben estuary or make your way over to Harwich. 'We also love the beach,' note the owners, 'it's always changing and reforming, and exploring the sand banks during the different tides really adds to our enjoyment, plus it's sheltered and safe for swimming; it all adds to the relaxed style of living here.'

Felixstowe itself is a popular area for beach goers and families, with an amusements pier and multiple sports parks and centres for various sporting pursuits. The town also enjoys a lively theatre with a varied calendar of live comedy, music and drama productions. Nestled at the edge of a peninsula which sees the inlets of three rivers: the Deben, the Stour and the Orwell, this area of Suffolk is also famed for its varied wildlife and breathtaking scenery, with a range of protected nature reserves and RSBP areas all within either walking distance or a short drive. The town is also just a short drive to Rendlesham forest and Dunwich Heath, both popular destinations for walking or off-road cycling. And for those who prefer water sports, Felixstowe is located only a few minutes' drive from both Levington Marina and Haven Marina in Ipswich town centre, which offers mooring as well as day boats for hire. And while the town offers a relaxed lifestyle, it's not a world away from the "day-to-day:" there are a number of state primary schools in Felixstowe, all with "Good" Ofsted ratings, and the area is also well-served for independent schooling, including Orwell Park school, The Ipswich School, and the Woodbridge School, all ranging between an eighteen to thirty minute drive from the property. Finally, Felixstowe is served by a train station with regular services to Ipswich, from which you can catch direct services to Cambridge, Norwich and London's Liverpool Street Station, with some fast services to the capital taking just over an hour.



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The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities, In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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