

**BLOOR HOMES AT  
FELIXSTOWE  
SUFFOLK**

**BLOOR HOMES AT FELIXSTOWE**  
SALES & MARKETING SUITE  
OFF WALTON HIGH STREET, WALTON, FELIXSTOWE. IP11 9QL  
TEL: 01394 647946



BUILDING  
QUALITY NEW  
HOMES FOR OVER  
FIFTY YEARS

1969

THE YEAR WE  
STARTED MAKING  
DREAM HOMES A REALITY



In Felixstowe, we are not only able to offer you a stunning location, we are also dedicated to building quality new homes that stand the test of time.

Visit one of our developments built 10 years ago, and see how the community has developed.

A lot may have changed since the day our founder John Bloor built the first Bloor home in 1969, but one thing has remained the same, our dedication to providing beautifully crafted homes in fantastic locations, so you and your family can enjoy life to the fullest.

Our approach to the design of every new location we create goes far beyond the provision of superior homes for today's varied lifestyle. We make every effort to conserve the natural balance of each location including the

conservation of wildlife and the preservation of natural features. Care and consideration is also taken to ensure that the environmental impact of every new home we build is kept to a minimum.

Whichever home you choose, you will find that our homes, with their high specification, provide not only maximum comfort, but also greater freedom of movement.

Plus, reserve a Bloor home in the early stages of construction and you will have the freedom of choice to select from our range of finishes for your kitchen, bathroom and en suite facilities.

Once reserved, you will be able to take advantage of "Your Choice" which allows you to choose additional fixtures and fittings to personalise your new Bloor home, or upgrade to a higher specification from the standard range used on this development at an extra cost.

We are proud to be building in Felixstowe, Suffolk bringing quality homes and developing communities.



Typical Interior

BEAUTIFUL  
SURROUNDINGS  
WAITING TO BE  
DISCOVERED

A thoughtfully designed collection of 2, 3 & 4 bedroom homes, ideally located within the coastal village of Walton, sitting on the outskirts of the sought-after seaside town of Felixstowe, Suffolk.

Bloor Homes at Felixstowe is a beautiful collection of new homes in the tranquil village of Walton, located within stunning countryside beside the renowned Suffolk coast.

The development provides a perfect combination of semi-rural living with the connectivity of the nearby village of Trimley and Felixstowe town centre.

Bloor Homes are proud to be building a range of stunning new homes, designed to accommodate a variety of lifestyles.

From two bedroom bungalows and houses, to spacious three and four bedroom homes, there is something for everyone, from first time buyers to downsizers looking for an exceptional quality of life.

Felixstowe itself boasts miles of beautiful Suffolk coastline stretching to the north and south with popular seaside attractions, excellent transport and employment links and a community that will make you feel right at home.

A great choice of amenities are also on your doorstep with Trimley Train Station just a short walk from home, characteristic cafes, well-stocked supermarkets, popular pubs and restaurants, leisure centres and hair and beauty salons.



Bloor Homes at Felixstowe Street Scene

SAT NAV: 	DEVELOPMENT: Bloor Homes at Felixstowe
	FIND US HERE: Off Walton High St, Walton, Felixstowe. IP11 9QL



BEAUTIFUL  
SURROUNDINGS  
WAITING TO BE  
DISCOVERED

## The area surrounding Bloor Homes at Felixstowe enjoys all the hallmarks of a beautiful Edwardian seaside town.

The development is located less than 2 miles from Felixstowe seafront and is close to its vibrant town centre.

A wide array of charming boutiques, cafes, restaurants and many more High Street shops and local supermarkets are just some of the amenities the town has to offer, along with the monthly farmers market and a regular open air Sunday market.

Felixstowe seafront is the perfect place for leisure time, whether that is relaxing on the beach, visiting the pavilion theatre or having fun at the pier and amusements.

The newly-restored seafront gardens are a particular highlight, lying on the cliffs between the town centre and the beach and with beautiful landscaping throughout.

Felixstowe Ferry Golf Club, situated to the North-East of the town, was established in 1880 and is one of the oldest courses in the UK.

This stunning links course with coastal views out to the North Sea is a golfer's paradise. Other activities in which you can partake include bird watching, water skiing, sailing and fishing, as well as a host of clubs and classes provided at the local leisure centre.



Promenade & beach front at Felixstowe

DISCOVER A  
WEALTH OF  
AMENITIES ON  
YOUR DOORSTEP



◀ 0.5 MILES

**A14**

You are just minutes from the A14 trunk road, connecting you to nearby towns such as Ipswich, Colchester and Bury St Edmunds.

1 MILE ▶

**TRIMLEY STATION**

The station is just a short walk or drive from home, with regular services to Ipswich, which in turn offers services to Cambridge, Norwich and London Liverpool Street.

IP11 0UB  
[greateranglia.co.uk](http://greateranglia.co.uk)



◀ 1 MILE

**LANDGUARD FORT**

This fascinating historical site tells the tale of how the fort defended the approach to nearby Harwich Harbour, with the last opposed seaborne invasion taking place in 1667, when the Royal Marines fought the Dutch in their first land battle. Discover the fort's rich military and maritime heritage, with a maze of rooms and passageways to explore.

[english-heritage.org.uk](http://english-heritage.org.uk)



4 MILES ▶

**TRIMLEY MARSHES NATURE RESERVE**

This beautiful reserve is just a short drive from home and is ideal for families, with more than 200 acres to explore and enjoy. Look out for wigeon, teal, brent geese, redshank and black-tailed godwits, just some of the species of bird that populate the site.

IP11 0UD  
[suffolkwildlifetrust.org/trimleymarshes](http://suffolkwildlifetrust.org/trimleymarshes)



◀ 2 MILES

**THE BOARDWALK CAFÉ BAR**

The Boardwalk Café Bar is one of Felixstowe's most popular destinations for food and drink with a view. Located on the Felixstowe Pier and overlooking the stunning Suffolk coastline, The Boardwalk has something for everyone. Whatever time of day, at this easy-going eatery you can find the very best British classics from the sea or the grill.

IP11 2AB - [theboardwalkcafebar.co.uk](http://theboardwalkcafebar.co.uk)



All details correct at time  
of production.

Distances and journey times  
calculated using maps.  
[google.com](http://google.com)

**BLOOR HOMES**

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AMENITIES ON  
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6 MILES ►

### TWISTED OAKS BIKE PARK AND TRAILS

Owned, built and run by mountain bikers, this rolling 42-acre site is the perfect place for a day's biking, with a variety of trails, a dual slalom track and a skills and jumping training area.

IP10 0AZ  
[twistedoaks.co.uk/v2](http://twistedoaks.co.uk/v2)



2.4 MILES ►

### FELIXSTOWE FERRY GOLF CLUB

The only links golf course in Suffolk and one of only 246 true links courses in the World. Founded in 1880, Felixstowe Ferry Golf Club is set on the Suffolk coast with the 18 hole championship Martello Course.

IP11 9RY  
[felixstowegolf.co.uk](http://felixstowegolf.co.uk)



◀ 2 MILES

### FELIXSTOWE SEAFRONT & AMUSEMENTS

Nothing beats a great day out on the beach and with the seafront less than two miles from your home, it's the perfect place to relax. Felixstowe boasts four miles of sand/shingle beaches with a number of popular amusements and attractions dotted along the coastline.

[visitfelixstowe.org.uk/beaches](http://visitfelixstowe.org.uk/beaches)



◀ 2 MILES

### FELIXSTOWE SPA PAVILION THEATRE & CAFÉ

A glorious seafront theatre and restaurant complex, with stunning views, an art deco auditorium for up to 900 people and a fabulous British Seaside and Mediterranean-style fish, meat, pizza, pasta & grill menu.

IP11 2DX  
[spapavilion.uk/](http://spapavilion.uk/)



◀ 2 MILES

### OCEAN BOULEVARD FUN PARK

This exciting family attraction is located on the seafront and offers a variety of rides and activities for adults and children alike, with a selection of kiosks selling food and drink too.

IP11 2BJ  
[facebook.com/OceanBoulevardAmusements](https://facebook.com/OceanBoulevardAmusements)

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**BLOOR HOMES**

AN ATTRACTIVE  
COASTAL LOCATION  
WITH SO MUCH  
TO SEE AND DO

We always go that extra mile to ensure we build in locations close to good schools, amenities and transport links, and Bloor Homes at Felixstowe is no different.

Families moving to Bloor Homes at Felixstowe will appreciate the wide choice of schools for all ages in the surrounding area. Infant, nursery and primary school options include Trimley St Mary Primary School & First Stop Pre-School, Trimley St Martin Primary School, Fairfield Infant School and Colneis Junior School.

For older students, secondary schools include Felixstowe School, Kesgrave High School and the independent Orwell Park School.

The nearest trunk road to the development is the A14, which is just minutes away. Journeys via this road make travelling to Ipswich (13 miles), Colchester (27 miles) and Bury St Edmunds (40 miles) effortless.

If you prefer to take the train, then Trimley Station is just a 3 minute drive, with regular services to Ipswich, which in turn offers services to Cambridge, Norwich and London Liverpool Street.



**AN ATTRACTIVE  
COASTAL LOCATION  
WITH SO MUCH  
TO SEE AND DO**

There is plenty to see and do in the area surrounding Bloor Homes at Felixstowe. You can learn about the local area's history and heritage at Felixstowe Museum or Langard Fort, an English Heritage site.

If you want to take some time to enjoy the great outdoors, Trimley Marshes nature reserve is a straightforward drive from the development and is a great place to enjoy green spaces, marshland, wildlife and open air with the family.

Alternatively, why not enjoy some leisure time at Ocean Boulevard Fun Park, offering a great selection of rides and amusements.

The community feel of Felixstowe is most apparent during the many events, fayres and clubs that are hosted throughout the year, bringing people together.

This includes the annual Felixstowe Carnival, with musical entertainment, face painting, a craft fair, food and drink and other fantastic businesses and organisations providing plenty of exciting things to check out.

Alternatively, if you are feeling brave, maybe you would like to join the famous Christmas Day Dip, which takes place every year in support of St Elizabeth Hospice, with over 500 local supporters taking the plunge each year.

The centre of Felixstowe and along the beachfront offers some great places for food and drink, with a choice of restaurants, cafés and pubs.

In addition, if you want to experience a world of cuisine options, head to Ipswich for its wider range of chain and independent restaurants, perfect for a lazy brunch, lunch with friends or dinner dates.



WE'RE HERE,  
LONG AFTER  
WE HAND OVER  
THE KEYS

4,075

THE NUMBER OF  
DREAMS WE MADE  
REALITY LAST YEAR\*

Choosing to buy a new Bloor home eliminates many of your worries. Without the DIY involved in buying a second - hand property, you will be able to enjoy spending more quality time with your friends and family.

We hope that you will never need it, but that doesn't mean we don't understand the peace of mind that comes with having an insurance backed 10 year warranty from the NHBC.

As well as our own rigorous checks carried out during the build process, the warranty provider will also carry out their own inspections on your new home, ensuring that it's built to the high quality we pride ourselves on.

Most of us don't regularly buy a new home, so it's no wonder it can seem a little confusing at times. But it's not as scary as you might think, we'll hold your hand through the entire buying process. After all, we've been doing this for fifty years so rest assured, you're in good hands.

We'll work hard to make sure you know exactly what to do and when to do it. That way, you'll have all the information you need to hand. Simply follow our step by step guide and know that we'll be here to answer all your questions. And what's more, we'll keep on looking after you and your home long after you've moved in.

\*Figure based on legal completions between July 2020 and June 2021.

All information shown in this brochure was correct at time of going to press.

**BLOOR HOMES**<sup>®</sup>



**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

