



The Warton | Adams Road | Felixstowe | IP11 9FW

Guide Price £390,000

**NICHOLAS**  
ESTATES

## Key features

- Detached Family House
- Three Bedrooms
- Walking Distance To The Sea
- Fully Enclosed Lawned Rear Garden
- Open Plan Living Area

## Description

A new build house situated in Old Felixstowe, Laureate Fields is built by Generator Group, a contemporary development built close to the sea front & only 1.5 miles from the town centre.



## Directions



A new build house situated in Old Felixstowe, Laureate Fields is built by Generator Group, a contemporary development built close to the sea front & only 1.5 miles from the town centre. The W



# Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band New Build    EPC Rating

# NICHOLAS

— ESTATES —

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