



Fleet Road | | Felixstowe | IP11 9FX

£585,000

**NICHOLAS**  
ESTATES

## Key features

- BRAND NEW FAMILY HOME
- Four Bedrooms
- En-Suite To Master Bedroom
- Two Reception Rooms
- Open Plan Kitchen/Dining Area
- Single Garage & Off Road Parking

## Description

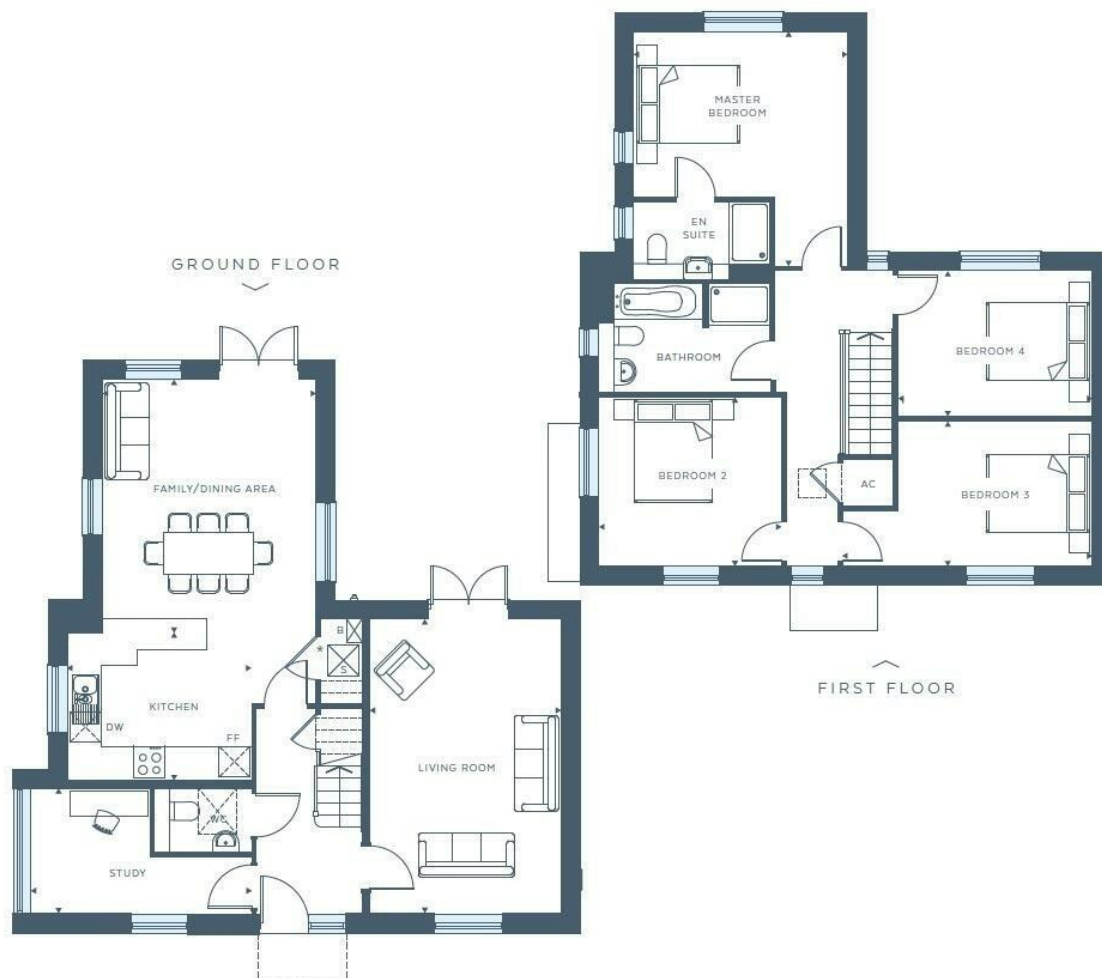
A BRAND NEW four bedroom detached family house, situated on the Laureate Fields development. The accommodation comprises, entrance hall, study, lounge, cloakroom and kitchen/dining area. The first floor offers, master bedroom with en-suite shower room, three further bedrooms and a four piece family bathroom. Outside the property benefits a driveway providing off road parking and a single garage to the front with a fully enclosed rear garden.

## Directions





# 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<br>2002/91/EC |           |

Council Tax Band F    EPC Rating

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