



The Tennyson | Laureate Fields | Felixstowe | IP11 9LY

Offers In Excess Of £699,999

NICHOLAS
— ESTATES —

The Tennyson | Laureate Fields Felixstowe | IP11 9LY Offers In Excess Of £699,999

The Tennyson is the largest house type within the Laureate Fields development with an elevated living room boasting remarkable far-reaching views across An Area of Outstanding Natural Beauty.

- Four/Five Bedrooms
- Open Plan Kitchen/Family Room
- First Floor Lounge with Balcony
- Two En-suite Bedrooms
- Integral Garage

Agents Note

Management Estates Charge - Estimated at £152.30 per annum. Some of these images have been enhanced for marketing purposes.



The Tennyson is the largest house type within the Laureate Fields development with an elevated living room boasting remarkable far-reaching views across An Area of Outstanding Natural Beauty. The accommodation comprises, entrance hall with a storage cupboard, downstairs w/c, open plan kitchen/dining/family room and utility room. The first floor offers master bedroom with en-suite shower room,





Council Tax Band **E** EPC Rating

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

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