



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





Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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

Council Tax Band **New Build** EPC Rating

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