



- ◆ 4 bathrooms (inc. 2 en-suites)
- ◆ Dedicated home office
- ◆ Quartz worktops & integrated appliances
- ◆ Principal suite with dressing room
- ◆ Car port & additional storage/garage
- ◆ New build warranty included
- ◆ Vacant possession on completion

## TWO EXCEPTIONAL NEW BUILD HOMES

Orwell Road, Felixstowe, Suffolk, IP11 7PS

**£850,000 per property**

Hayworth House | 67a Orwell Road  
Woodmancey House | 67b Orwell Road

New Build Warranty · Completion 2026

- ◆ 4 double bedrooms
- ◆ 2,260 sq. ft across three floors
- ◆ 450–500 sq. ft open-plan kitchen/dining
- ◆ Sliding doors to rear patio
- ◆ Solar panels & EV charging
- ◆ Utility room & cloakroom/WC
- ◆ EPC Rating: B

## The Home

Hayworth House is a rare thing — a home that doesn't ask you to compromise. Designed with purpose and built to last, this exceptional new build offers 2,260 sq. ft of beautifully considered space across three spacious floors, where every room has been crafted for the way modern families actually live.

From the moment you step through the door, the quality is unmistakable. The heart of the home is a sweeping open-plan kitchen, dining and family space of approximately 450–500 sq. ft — a space designed not just for daily life but for the moments that matter most. Quartz worktops, integrated appliances and sliding doors that open seamlessly onto the rear patio mean indoor and outdoor living blur effortlessly into one.

The principal suite on the first floor is nothing short of a private retreat: a generous double bedroom, large dressing room and a luxurious en-suite bathroom, along with an impressive additional living space that could become your reading room, home office or quiet corner away from the world.

Three further double bedrooms on the second floor — one with its own en-suite — mean there is space for every member of the family without anyone feeling they've drawn the short straw. A dedicated home office on the ground floor acknowledges that life today demands flexibility.

Solar panels and EV charging provision mean this home works as hard as you do, minimising running costs while supporting the environment. A new build warranty provides complete peace of mind from day one.

## Floor by Floor

### Ground Floor

A welcoming entrance hall sets the tone immediately — spacious, light and considered. To one side, a dedicated home office provides a calm, professional environment separate from the main living areas. The open-plan kitchen, dining and family room is the undisputed heart of the home, extending to 450–500 sq. ft and flowing directly onto the rear patio through sliding doors. A utility room and cloakroom/WC complete the ground floor with practicality built in from the start.

### First Floor

The principal suite occupies the first floor with quiet confidence. A large double bedroom, generous dressing room and a luxurious en-suite bathroom create a retreat from the world. An additional living space — flexible enough to become a sitting room, nursery or home library — makes this level truly versatile.

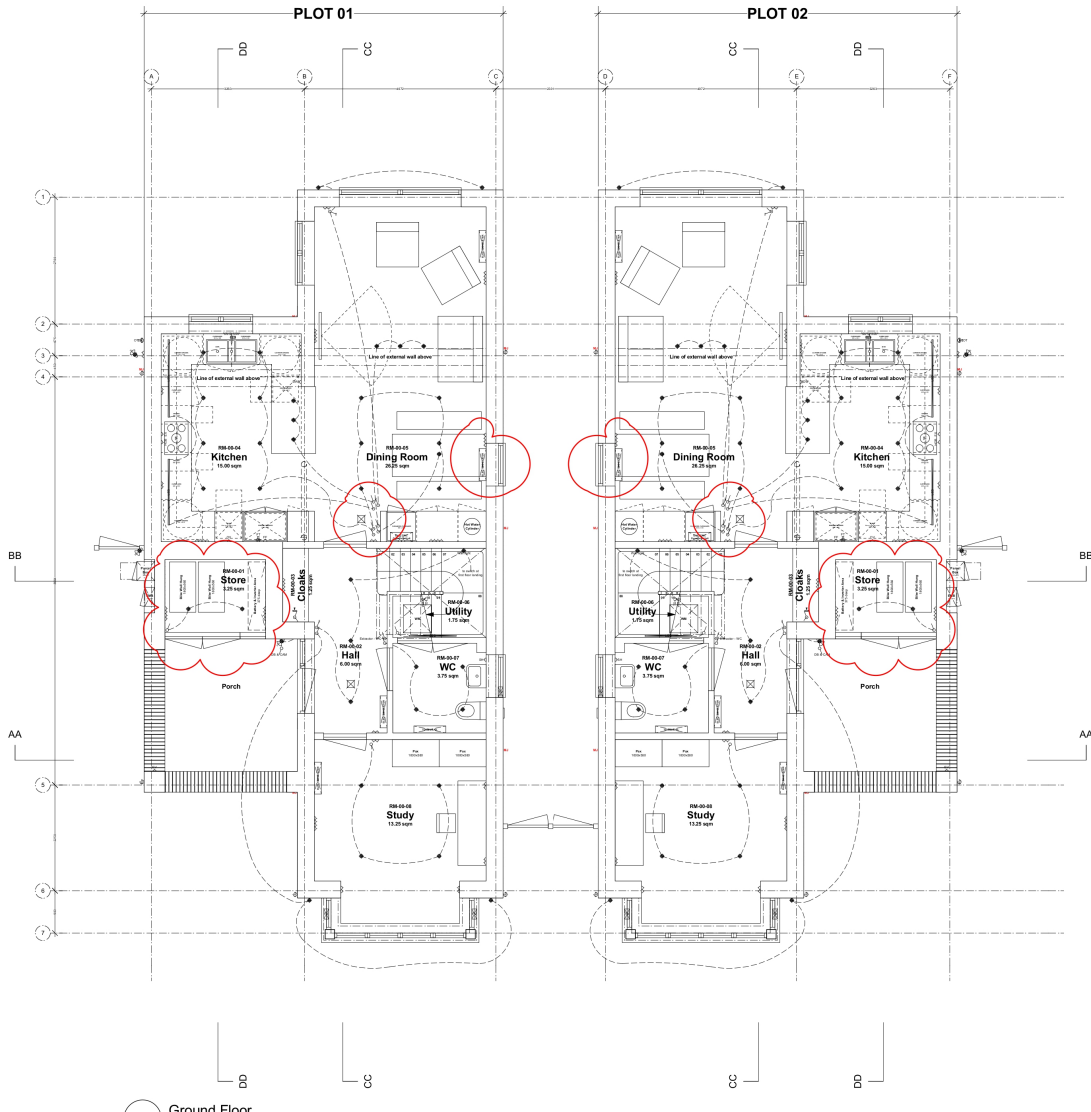
### Second Floor

Three further generous double bedrooms share this floor, one with its own en-suite bathroom. A stylish family bathroom serves the remaining rooms. There is no compromise here — every bedroom is a proper double, with real space to breathe.

## Life in Felixstowe

Felixstowe is no longer a secret. Featured in The Sunday Times Best Places to Live Guide, this beautifully preserved Edwardian seaside town offers something increasingly rare — a coastal lifestyle that is genuinely accessible. The seafront promenade, independent shops, bakeries, restaurants and local schools are all within easy reach of Orwell Road, while the A14 provides a direct link to Ipswich, Cambridge, Stansted Airport and beyond. For those working remotely or running businesses, this is a location that rewards you every time you step outside. Orwell Road itself is one of the town's most sought-after addresses — close to everything but removed from the noise of it.





1 Ground Floor  
Scale: 1:50

**THE DRAWINGS**

**1. INSTRUCTIONS**

These proposals are detailed to meet the requirements of the Building Regulations 2010 as amended 2022. All site conditions and dimensions are to be checked on site by the contractor with any discrepancies reported to the designer.

These drawings have been prepared on the understanding that the designer does not have a site role.

Any alterations to the approved plans are done so at the contractor's/clients risk, unless the designers advice is sought.

All products referred to are to be used in accordance with manufacturer's instructions.

**2. SITE**

Land adjoining 65 Orwell Road, Felixstowe, IP11 7PS

**3. PROPOSAL**

Two, detached, three storey, domestic dwellings and associated landscaping.

**4. COMMISSIONING**

To satisfy Approved Document L (Volume 1: Dwellings) a 'Commissioning Notice' must be provided on completion.

This shall confirm that the commissioning plan has been followed and that all systems have been inspected, tested and commissioned in the appropriate sequence and conform with the design requirements. Systems such as space heating, hot water heating, heat pumps, underfloor heating etc shall be included. Further guidance can be found from paragraphs 6.4-6.13 within Approved Document L, Volume 1.

**ELECTRICAL**

Note: Refer to commissioning instructions under item 4 above.

**E1. FIRE ALARM & DETECTION**

A mains wired interlinked fire and detection system is required within the dwelling, meeting BS 5839-6. This shall comprise of smoke detectors within the circulation space on each storey, no more than 7.5m from habitable rooms, 3.5m from bedrooms. A mains wired interlinked detector is required in the kitchen.

**E2. EXTRACT FAN**

Extract fans ducted to outside air should be provided in the following locations: Ensuite and bathrooms (15%), Utility room, (20%) kitchen (30%) situated above the hob or 600/s if situated elsewhere)

**E3. LIGHTING**

All light fittings to be energy efficient and achieve minimum luminous efficacy of 75 lumens.

**E4. EV CHARGE POINT**

Electrical vehicle charge points designed and installed as described in BS EN 61851.

Electrical vehicle charge points should have a minimum nominal rated output of 7kW.

**E5. DIGITAL INFRASTRUCTURE**

Dwelling to be equipped with high-speed ready, in-building physical infrastructure which enables copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps to be installed.

**PLUMBING**

Note: Refer to commissioning instructions under item 4 above.

**PL1. HOT WATER**

The hot water supply to the bath should be limited to 45 degrees Celsius to prevent scalding.

**Electrical Key**

- ⊕ Boardband Socket
- Light switch
- ◻ Doorbell and entry camera
- ⊜ 13A socket
- ⊜ 5A 5A socket on circuit
- ⊜ SH Shaving socket
- ⊜ MC Medicine cabinet
- ⊜ FF 13A fridge/freezer socket
- ⊜ OV Oven socket
- ⊜ DW Dishwasher socket
- ⊜ WM 13A washing machine socket
- ⊜ TD 13A tumble dryer machine socket
- ⊜ EV EV charging point
- ⊕ Light
- ⊕ External light on PIR sensor
- ⊕ LED strip light
- ⊕ TV TV point
- ⊕ Mains smoke detector
- ⊕ EXV Extract Vent
- ⊕ Electrical Box/Fuseboard etc.

Note: Electrical fixtures & fittings to be MK or equal approved  
Note: Extract vents to have isolation switch, position TBC with client  
Note: Electrical Certificates are required by the client.

**Plumbing Key**

- ⊕ OT Outside tap
- ⊕ FT Water point for fridge

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This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.

All work must comply with relevant British Standards and Building Regulations requirements.

Drawing errors and omissions to be reported to the designer.

**Revisions**

- A. 10.10.25 Update following client comments
- B. 19.02.26 Building Regulation Information Update
- C. 05.03.26 Electrical layout update

**IAIN COCHRAN ARCHITECTS**  
1a Bent Hill Felixstowe IP11 7DG

Project  
Two Dwellings  
Orwell Road  
Felixstowe

Drawing  
Building Regulation Drawings  
Electrical & Heating Plan  
Ground Floor

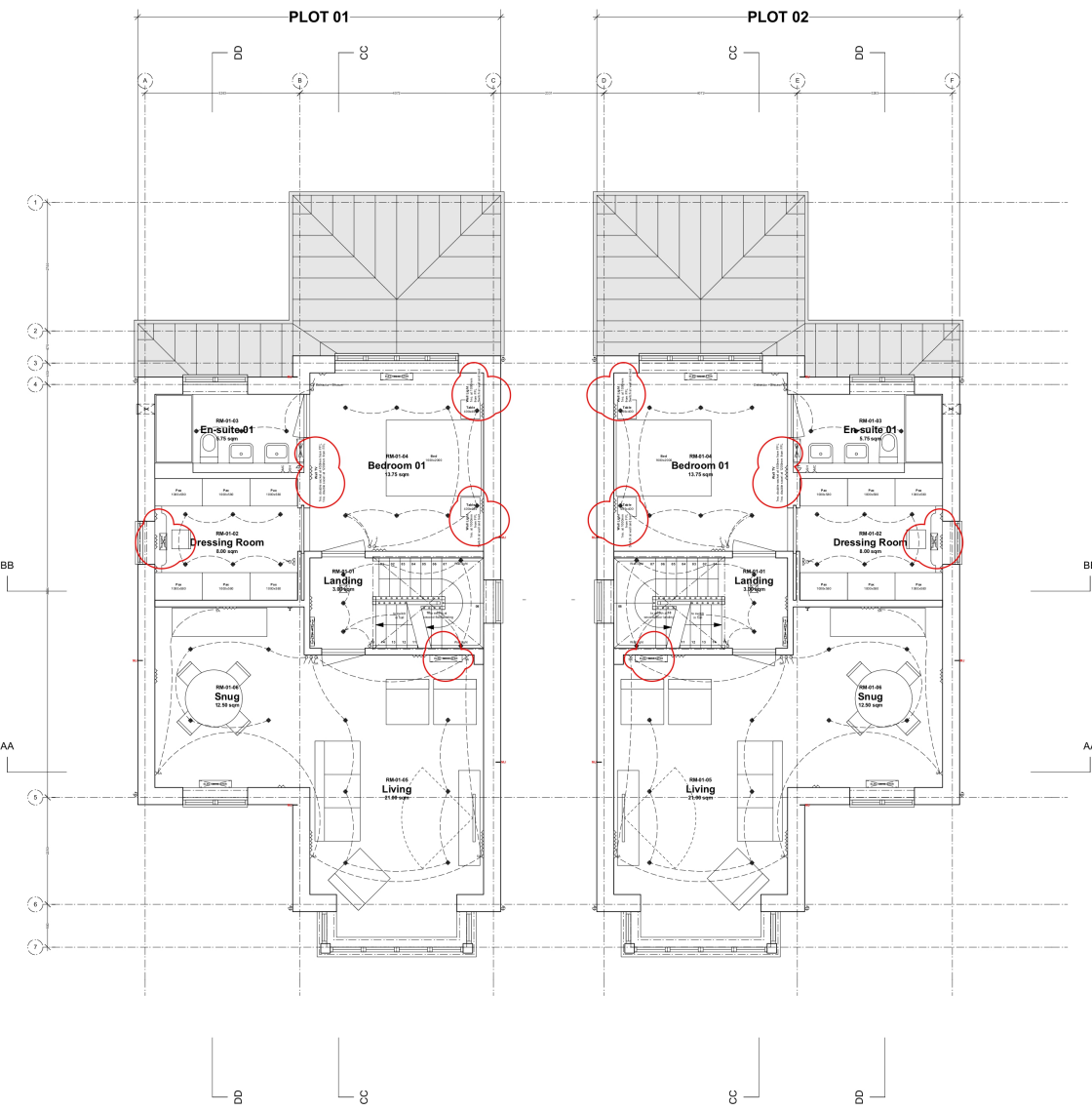
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Job Number Status  
099 Build. Regs.

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1 First Floor  
Scale: 1:50

**Electrical Key**

- ⏻ Broadband Socket
- ⚡ Light switch
- 📹 Doorbell and entry camera
- ⏚ 13A socket
- ⏚ 5A socket on circuit
- ⏚ SH Shaving socket
- ⏚ MC Medicine cabinet
- ⏚ FF 13A fridge/freezer socket
- ⏚ OV Oven socket
- ⏚ DW Dishwasher socket
- ⏚ WM 13A washing machine socket
- ⏚ TD 13A Tumble dryer machine socket
- ⏚ EV EV charging point
- 💡 Light
- ☀️ External light on PIR sensor
- 📺 LED strip light
- 📺 TV TV point
- ☑️ Mains smoke detector
- 🌀 EXV Extract Vent
- 📦 Electrical Box/Fuseboard etc.

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**Plumbing Key**

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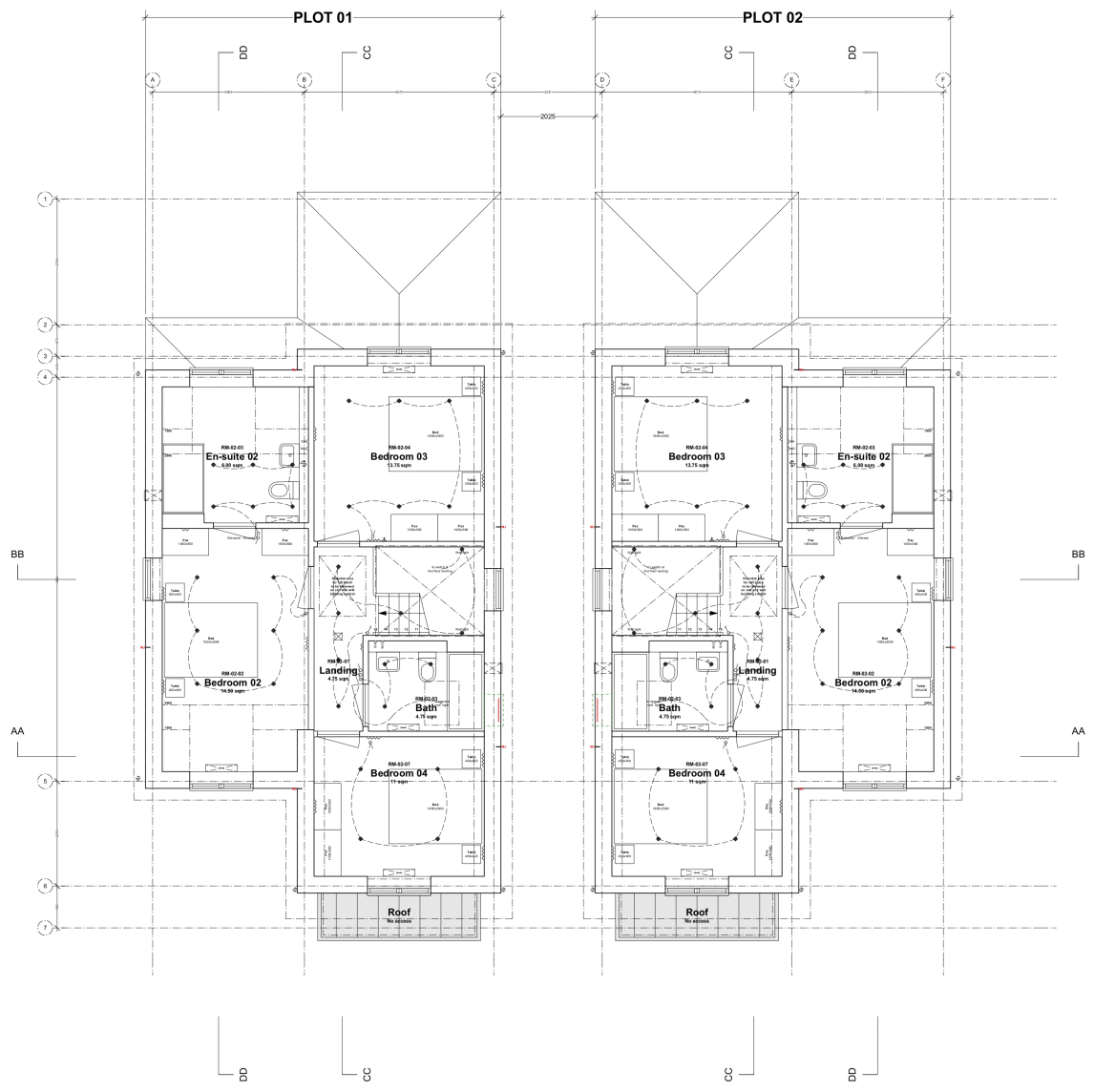
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1 Second Floor  
Scale: 1:50

**Electrical Key**

- BS Board/Band Socket
- Light switch
- Doorbell and entry camera
- 13A socket
- SA socket on circuit
- SH Shaving socket
- MC Medicine cabinet
- FF 13A Fridge/freezer socket
- OV Oven socket
- DW Dishwasher socket
- WM 13A washing machine socket
- TD 13A Tumble dryer machine socket
- EV EV charging point
- Light
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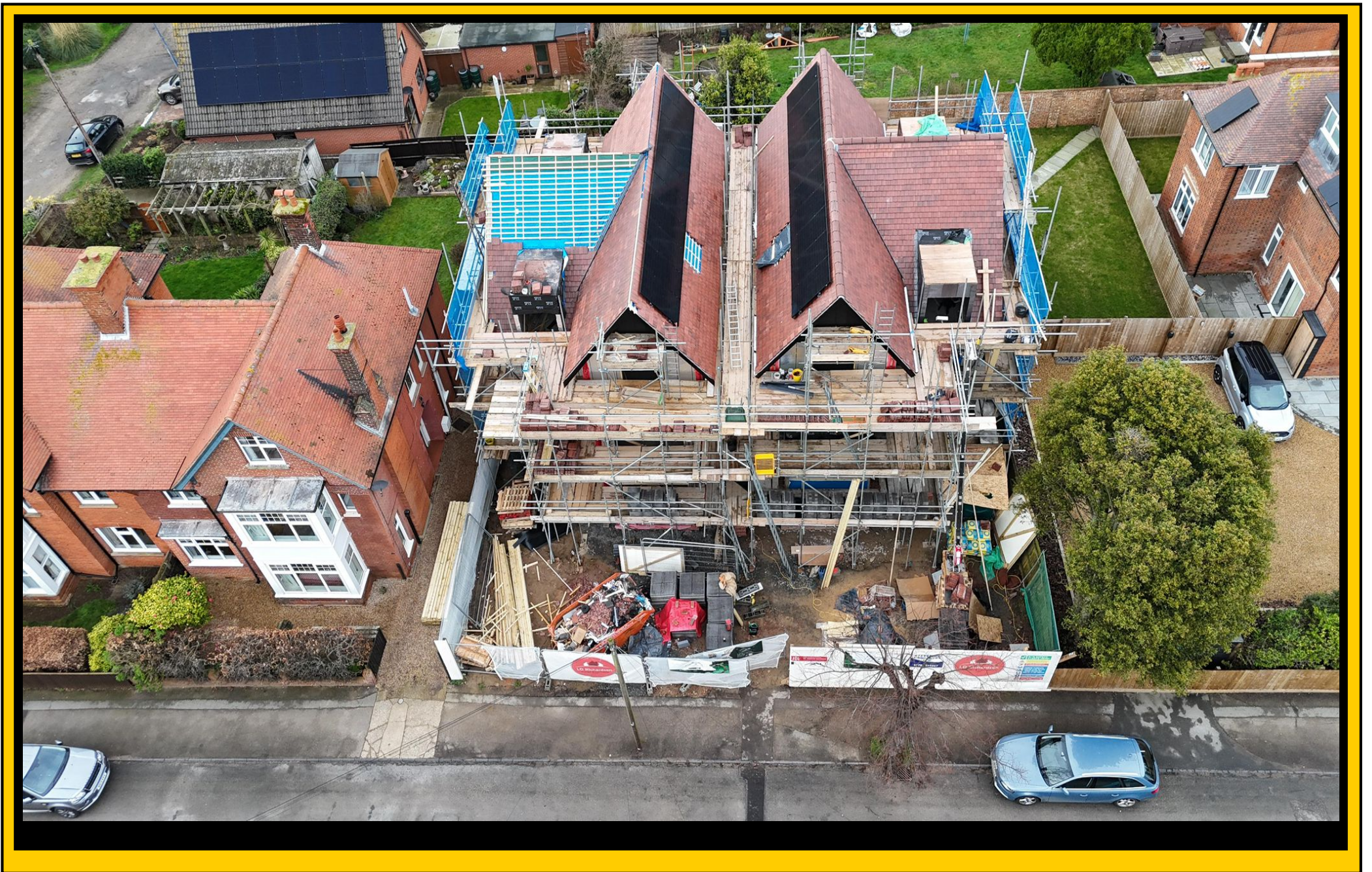
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