



THE
LARK
PARTNERSHIP



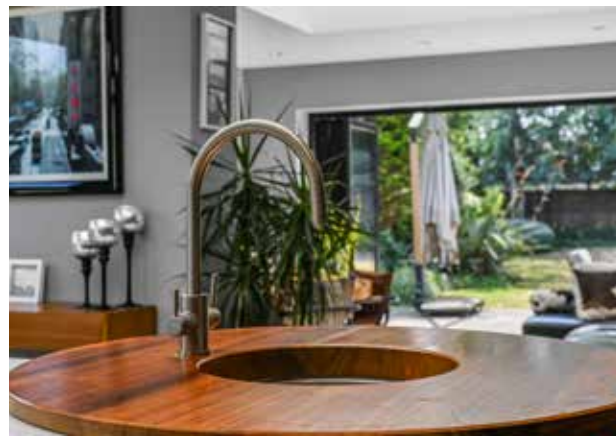
Felixstowe | Suffolk

Coastal Heritage...

Tucked away within one of Old Felixstowe's most prestigious residential roads, just moments from the seafront and Felixstowe Ferry, Marcus Lodge is a remarkable detached family home that effortlessly combines the elegance of its 1930s origins with exceptional contemporary living. Occupying a private plot of around 0.32 acres and extending to almost 3,000 sq. ft., the property has been thoughtfully reimagined to create a home perfectly suited to modern family life.

Behind its handsome mock-Tudor façade lies an interior that beautifully balances original craftsmanship with striking architectural design. Rich oak panelling, a magnificent stained-glass staircase window and elegant proportions celebrate the home's heritage, whilst an outstanding extension, completed by Chapel Properties, transforms the rear of the house into an exceptional open-plan living space flooded with natural light.

The heart of the home is an impressive kitchen, dining and family room spanning almost forty feet. Designed for both everyday living and entertaining, this spectacular space centres around a bespoke handmade Deben Vale kitchen, where a statement curved island incorporates an induction hob, Teppanyaki grill and generous breakfast seating. A carefully considered range of integrated appliances, including twin NEFF Slide & Hide ovens, one with steam cooking functionality, together with a full-height integrated refrigerator, wine cooler and drinks fridge, complement the kitchen's sleek contemporary design. Three roof lanterns and two sets of bi-folding doors draw light deep into the room, creating an effortless connection with the beautifully landscaped gardens beyond.





Away from the contemporary living space, the original house continues to offer an abundance of character. The welcoming reception hall immediately showcases the property's craftsmanship, with beautifully preserved oak panelling extending through to the staircase and first-floor landing, creating a wonderful sense of warmth and grandeur.

The elegant drawing room enjoys a lovely outlook over the gardens through a large bay window, whilst an open fireplace provides an attractive focal point for cosy evenings. Double doors open directly onto the terrace, allowing the room to flow seamlessly outside during the warmer months.

To the front of the house, a second reception room provides excellent flexibility and is currently arranged as a study and home gym, although it would lend itself equally well as a family room, snug or home office.

Designed with entertaining in mind, the kitchen extends naturally into generous dining and seating areas, complete with bespoke handmade furniture, underfloor heating and uninterrupted views across the garden, making it a space that effortlessly adapts from relaxed family breakfasts to large gatherings with friends.





The character of the home continues upstairs, where the striking full-height stained-glass window creates an impressive focal point as it fills the landing with natural light.

The principal bedroom is a calm and spacious retreat, complete with bespoke fitted wardrobes and a beautifully appointed en-suite featuring twin wash basins and a generous walk-in shower.

A guest bedroom also benefits from its own en-suite shower room, whilst two further double bedrooms and a fifth bedroom are served by an attractive family bathroom incorporating a Jacuzzi bath. Many of the bedrooms feature high-quality fitted Sliderobes wardrobes, providing excellent storage without compromising on space.



Moments from the sea...



Location...

Set well back from the road behind electric wrought-iron gates, the property occupies an established plot of approximately 0.32 acres, providing both privacy and an impressive sense of arrival. The expansive gravel driveway offers parking for numerous vehicles and includes an electric vehicle charging point, whilst mature hedging and established planting soften the frontage.

To the rear, the gardens wrap around the property and have been thoughtfully landscaped to create a series of inviting outdoor spaces. A generous terrace adjoins the kitchen and family room, perfectly positioned for al fresco dining and entertaining, while expansive lawns, mature trees and colourful borders provide privacy and year-round interest. A summer house and two timber storage sheds complete the gardens, offering useful versatility for hobbies, storage or future potential.

Old Felixstowe has long been regarded as one of Suffolk's most desirable coastal addresses, admired for its elegant homes, tree-lined roads and easy access to the sea. From the property, the beach, Felixstowe Ferry, sailing club and golf club are all within easy walking distance, while the picturesque Deben Estuary, award-winning coastline and an excellent selection of cafés, restaurants and independent shops are all close by. The town also benefits from direct rail links to London Liverpool Street together with convenient access to the A12 and A14, making it equally suited to both permanent residence and weekend coastal living.





Key Information

LOCAL SCHOOLS:

- Kingsfleet Primary (Rated Good) 0.50 miles
- Fairfield Infant School (Rated Good) 0.72 miles
- Colneis Primary (Rated Good) 0.48 miles
- Old Felixstowe Academy (11-16) (requires improvement) 1.59 miles
- Orwell Park, Nacton 9.4 miles
- Woodbridge School 14 miles

LOCAL AUTHORITY:

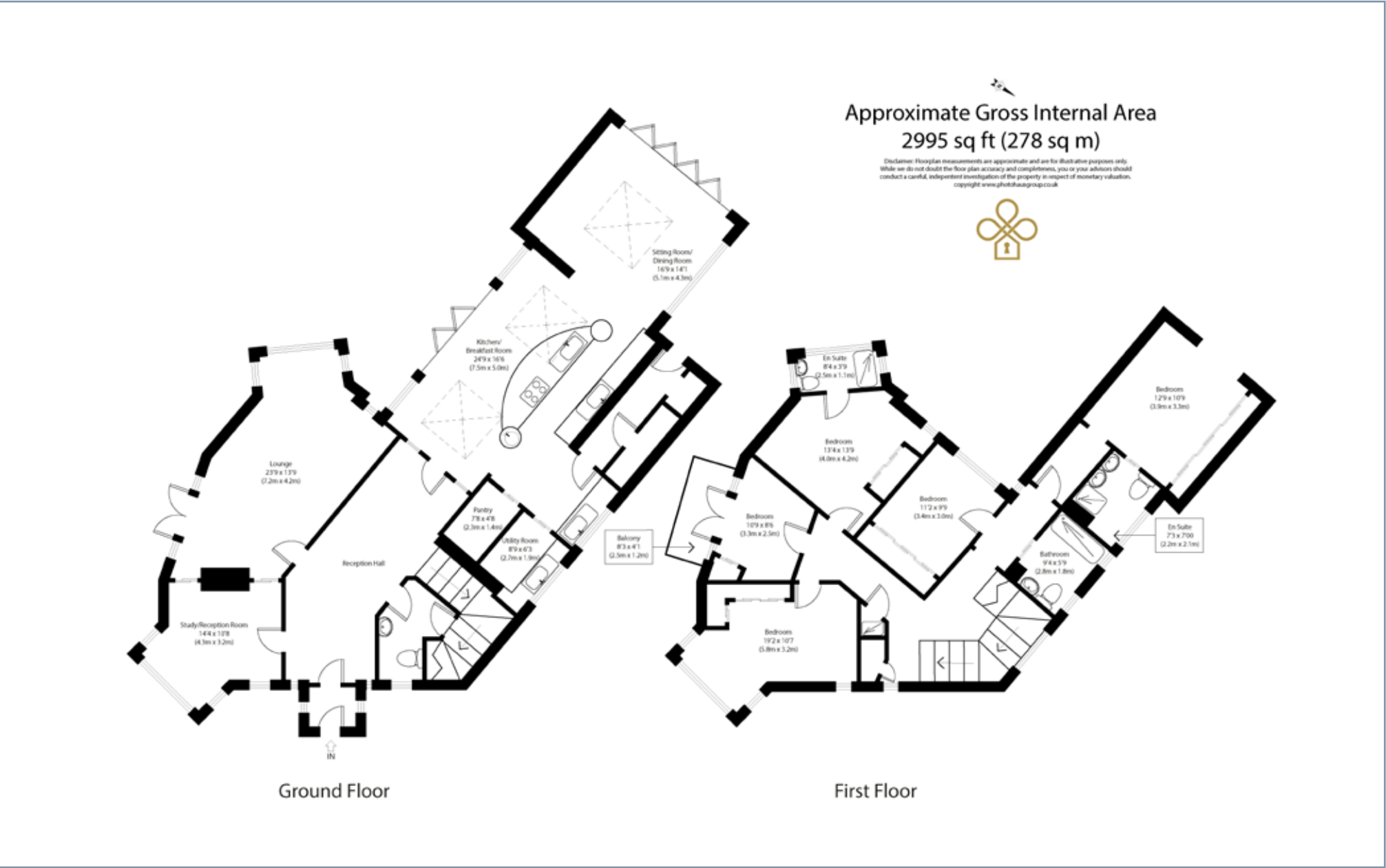
East Suffolk Council
Council Tax Band E

TENURE:

Freehold

SERVICES:

Heating Type Gas
Electricity Mains
Water Mains
Sewerage Mains
Internet 49.2 mbps Download. 8.08 mbps Upload.
Current Provider BT



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