



Laureate Fields | Ferry Road | Felixstowe | IP11 9LY

Guide Price £595,000

NICHOLAS  
— ESTATES —

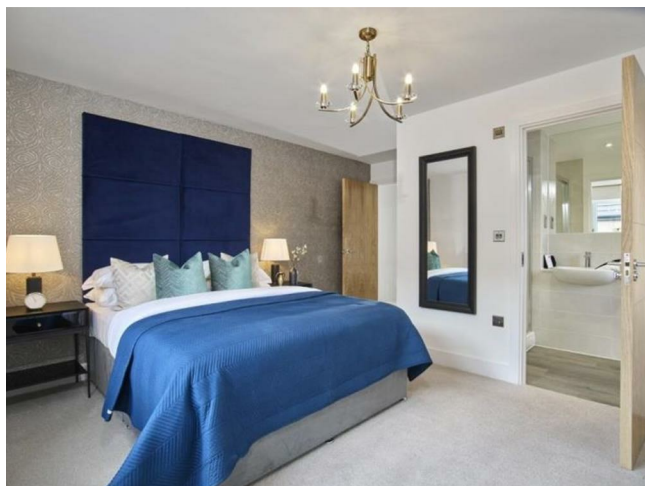
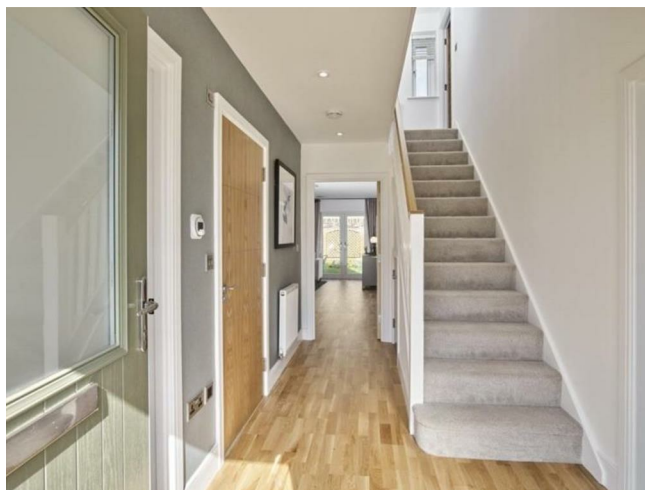
## Key features

- Kitchen/Dining/Family Area
- BRAND NEW
- Checkmate New Homes Warranty
- Master Bedroom with En-Suite

## Description

4 bedroom house with an open plan living / kitchen / dining area, spacious double bedrooms and a separate study

## 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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