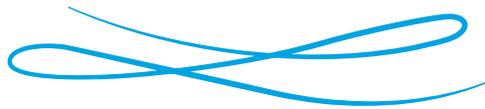


LAUREATE FIELDS



FERRY ROAD, FELIXSTOWE

A COLLECTION OF PREMIUM
ONE TO FOUR-BEDROOM HOMES



AN EXCEPTIONAL PLACE TO LIVE

Laureate Fields is an exclusive development of premium one to four-bedroom homes, set against the stunning backdrop of the Suffolk coast. Every house and apartment has been thoughtfully designed with contemporary living in mind, effortlessly combining quality craftsmanship with modern specifications.

This is a rare opportunity to own a home that really does tick every box. Stylish and spacious living situated just a stone's throw from the sea and an Area of Outstanding Natural Beauty, with an array of pubs, restaurants, shops and entertainment close at hand.

*Choose an exceptional place to live.
Make your home at*





SITE PLAN

At Laureate Fields, you'll enjoy the best of both worlds: a peaceful neighbourhood offering ample green space, located within easy walking distance of unspoilt coastline and countryside. Accommodation ranges from stylish one-bed apartments to elegant four-bedroom homes, meaning there is something to suit all lifestyles.



1 & 2 BEDROOM APARTMENTS

- The Betjeman Apartments - Type A, B, C
- The Spenser Apartments - Type D, E, F
- The Bridges Apartments - Type G

4 BEDROOM HOMES

- The Tennyson - House Type B
- The Austin - House Type D & DV
- The Davenant - House Type F
- The Wordsworth - House Type G

3 BEDROOM HOMES

- The Tate - House Type H
- The Rowe - House Type K
- The Eusden - House Type L & LV
- The Warton - House Type M

2 BEDROOM HOMES

- The Masfield - House Type N
- Street Lighting

DESIGNED AROUND YOU

We build all our houses with both time-honoured values and today's lifestyles in mind. Whether it's an attractive starter home or a spacious family residence, you'll find that we have combined inspiration with practicality and the highest standards of build quality.

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2 BEDROOM HOUSE

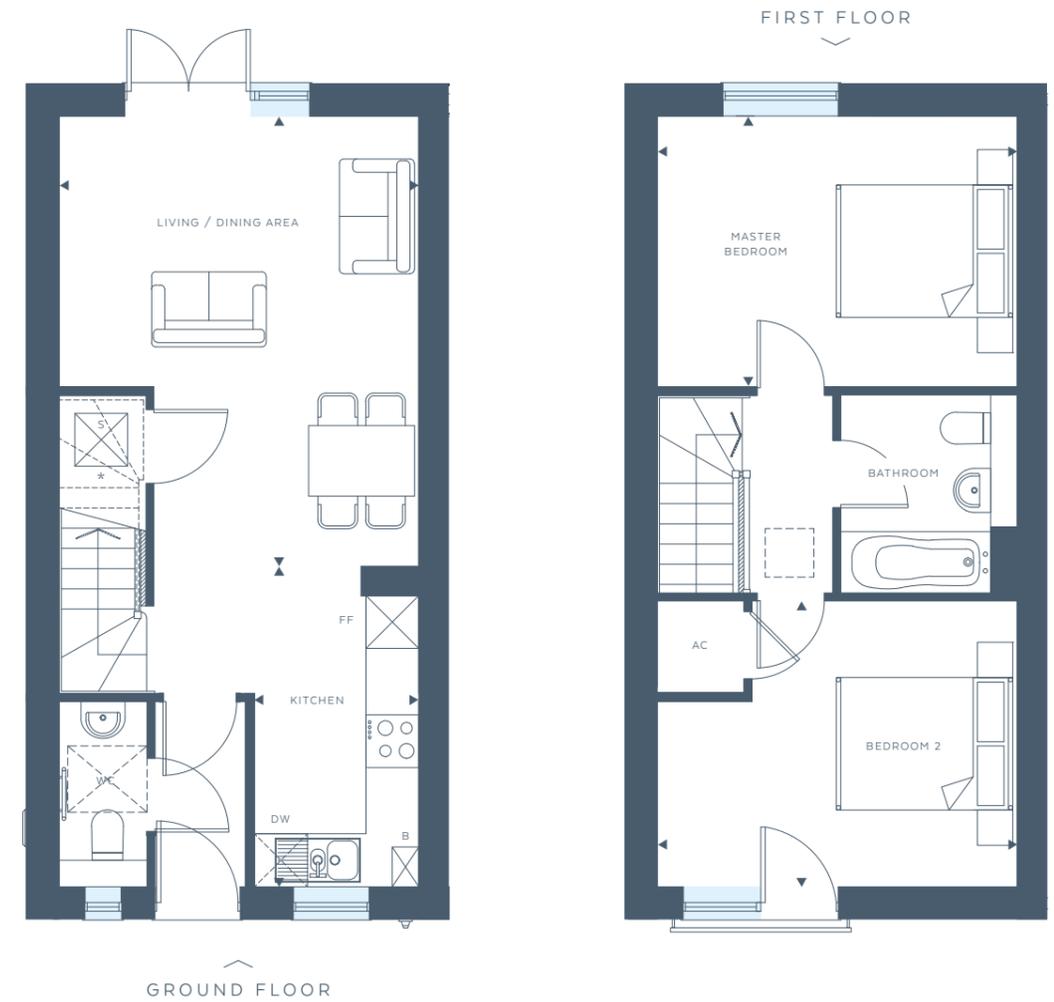
THE MASEFIELD

Whether relaxing or socialising, you'll feel right at home in this cosy two-bedroom house.



HOUSE TYPE N

PLOTS: 100, 101, 104, 105, 107, 108, 109, 110, 111, 112, 113, 114, 156 & 157



KEY

- FF Fridge/Freezer
- DW Dishwasher
- AC Airing Cupboard
- B Boiler
- S Storage

DIMENSIONS

Living/Dining Area	5.11m X 4.08m	16'9" X 13'5"
Kitchen	3.63m X 1.86m	11'11" X 6'1"
Master Bedroom	4.08m X 3.07m	13'5" X 10'1"
Bedroom 2	4.08m X 3.24m	13'5" X 10'8"
Total Internal Floor Space	71.26 sq m	767 sq ft

* Plumbed for Washer Dryer.

These floorplans and computer generated images are indicative only and depict The Masefield house type. Some plots are a handed version of this house type. Properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. See last page of floorplans for full disclaimer.

3 BEDROOM HOUSE

THE WARTON

This well-proportioned home boasts an open-plan downstairs that is perfect for entertaining.



HOUSE TYPE M

PLOTS: 86, 87, 88, 89, 97, 102 & 106†



KEY

- FF Fridge/Freezer
- DW Dishwasher
- AC Airing Cupboard
- B Boiler
- S Storage

* Plumbed for Washer Dryer.
† Plot 106 has additional windows in side elevation.

DIMENSIONS

Living/Dining Area	5.70m X 4.67m	18'8" X 15'4"
Kitchen	4.05m X 2.43m	13'3" X 8'0"
Master Bedroom	4.01m X 3.12m	13'2" X 10'3"
Bedroom 2	3.40m X 2.51m	11'2" X 8'3"
Bedroom 3	3.40m X 2.07m	11'2" X 6'10"
Total Internal Floor Space	90.32 sq m	979 sq ft

These floorplans and computer generated images are indicative only and depict The Warton house type. Some plots are a handed version of this house type. Properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. See last page of floorplans for full disclaimer.

3 BEDROOM HOUSE

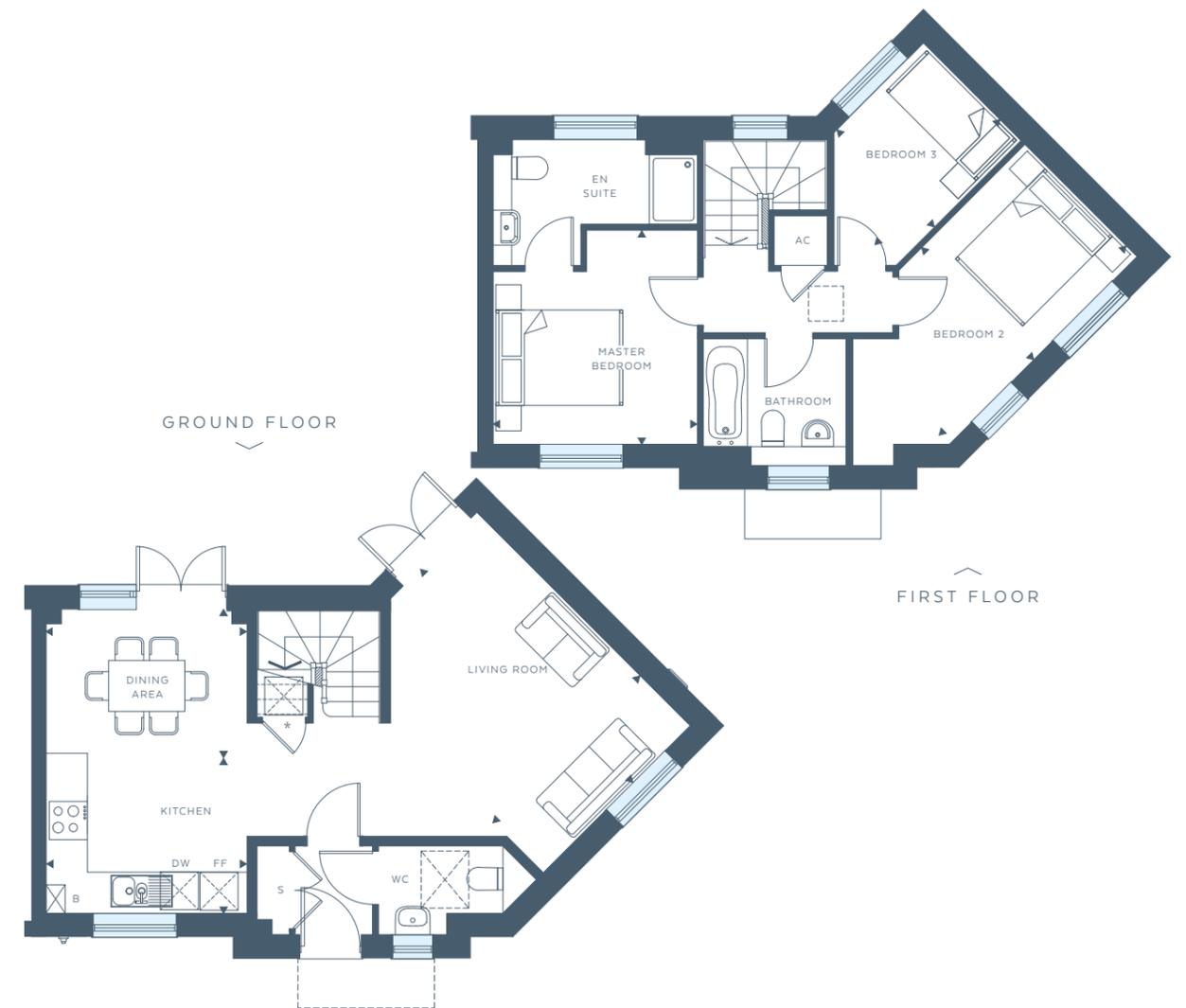
THE ROWE

A unique design makes for maximum space in this delightfully-finished three-bedroom home.



HOUSE TYPE K

PLOTS: 96, 103 & 154



KEY

- FF Fridge/Freezer
- DW Dishwasher
- AC Airing Cupboard
- B Boiler
- S Storage

DIMENSIONS

Living Room	4.76m X 3.28m	15'7" X 10'9"
Dining Area	3.17m X 2.35m	10'5" X 8'0"
Kitchen	3.17m X 2.45m	10'5" X 7'9"
Master Bedroom	3.37m X 3.23m	11'1" X 10'7"
Bedroom 2	4.19m X 2.50m	13'9" X 8'2"
Bedroom 3	2.79m X 2.17m	9'2" X 7'2"
Total Internal Floor Space	91.9 sq m	989 sq ft

* Plumbed for Washer Dryer.

These floorplans and computer generated images are indicative only and depict The Rowe house type. Some plots are a handed version of this house type. Properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. See last page of floorplans for full disclaimer.

3 BEDROOM HOUSE

THE EUSDEN

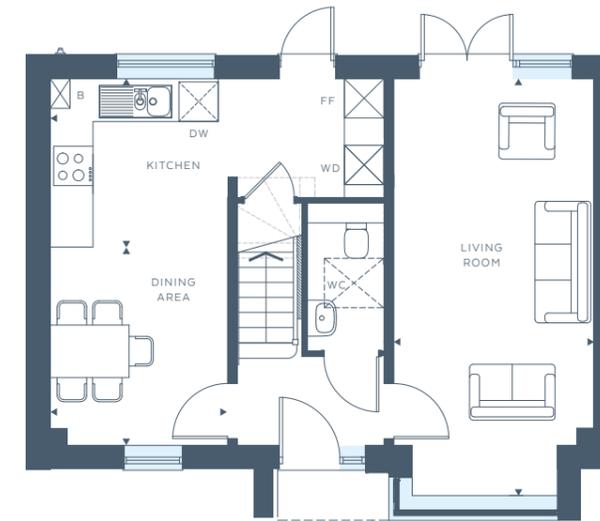
With a lounge opening to the garden, this modern house delivers natural light in abundance.



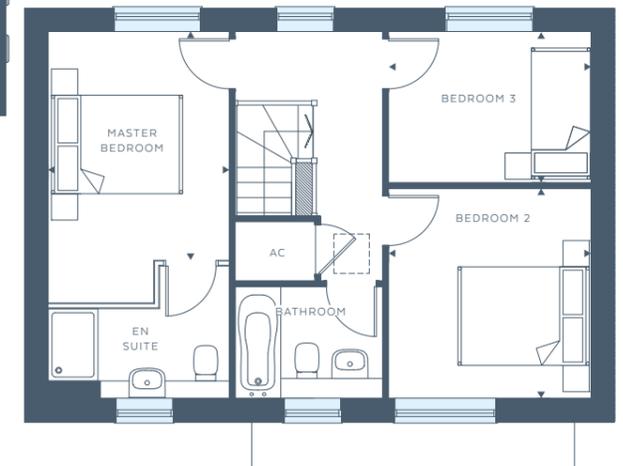
HOUSE TYPE L & LV

PLOTS: 9†, 98, 99 & 155

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GROUND FLOOR



FIRST FLOOR

KEY

FF	Fridge/Freezer
DW	Dishwasher
WD	Washer Dryer
AC	Airing Cupboard
B	Boiler
S	Storage

† Plot 9 detached with different garden orientation.

DIMENSIONS

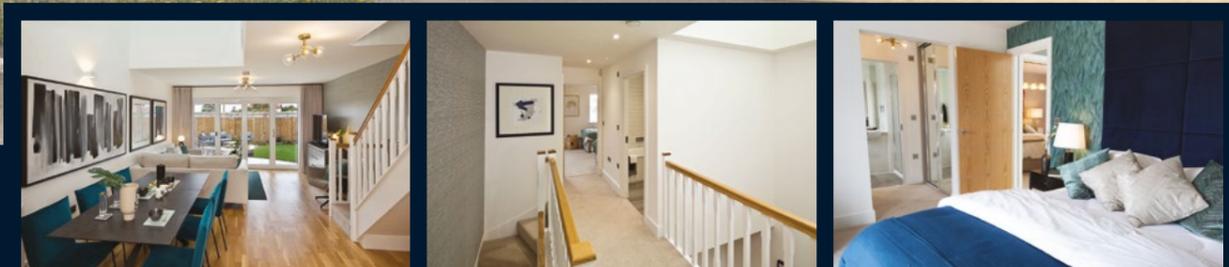
Living Room	6.37m X 3.05m	20'11" X 10'0"
Dining Area	3.03m X 2.70m	9'11" X 8'10"
Kitchen	5.08m X 2.55m	8'4" X 16'8"
Master Bedroom	3.48m X 2.76m	11'5" X 9'1"
Bedroom 2	3.20m X 3.10m	10'6" X 10'2"
Bedroom 3	2.30m X 3.10m	7'7" X 10'2"
Total Internal Floor Space	94.29 sq	1015 sq ft

These floorplans and computer generated images are indicative only and depict The Eusden house type. Some plots are a handed version of this house type. Properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. See last page of floorplans for full disclaimer.

3 BEDROOM HOUSE

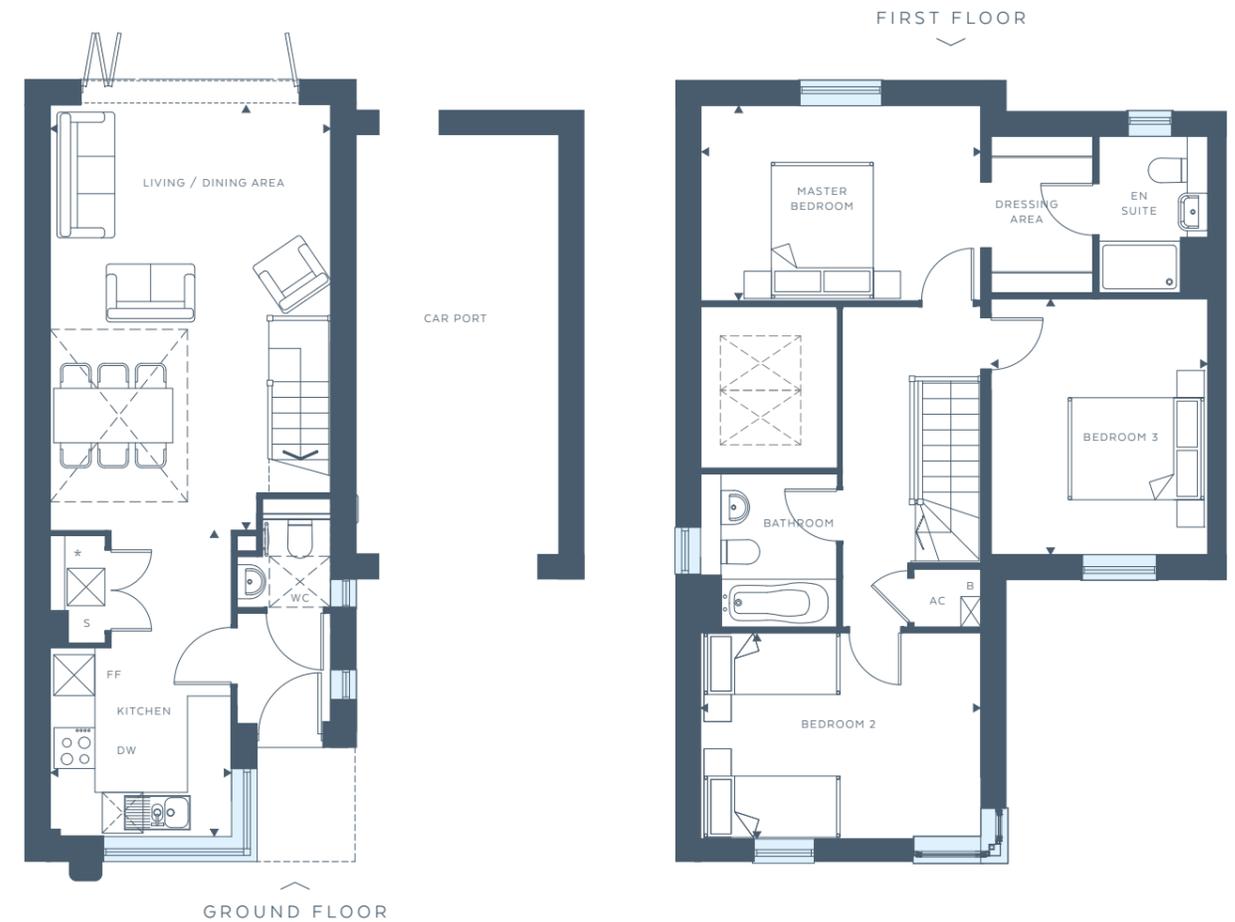
THE TATE

Enjoy open-plan living at its best in this stunning three-bed house with a vaulted dining area.



HOUSE TYPE H

PLOTS: 3, 4, 5, 6, 45, 46, 47, 48, 68, 69, 70 & 71



KEY

- FF Fridge/Freezer
- DW Dishwasher
- AC Airing Cupboard
- B Boiler
- S Storage

* Plumbed for Washer Dryer.

DIMENSIONS

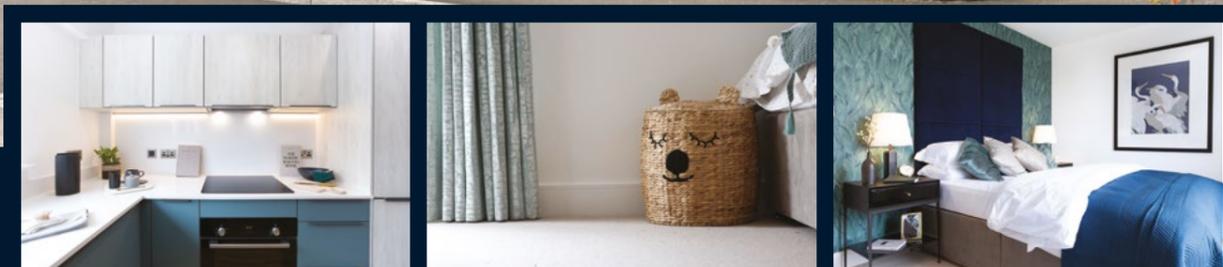
Living/Dining Area	6.26m X 4.12m	20'6" X 13'6"
Kitchen	4.50m X 2.66m	14'9" X 8'9"
Master Bedroom	4.12m X 2.85m	13'6" X 9'4"
Bedroom 2	4.12m X 3.00m	13'6" X 9'10"
Bedroom 3	3.76m X 3.18m	12'4" X 10'5"
Total Internal Floor Space	106.81 sq m	1150 sq ft

These floorplans and computer generated images are indicative only and depict The Tate house type. Some plots are a handed version of this house type. Properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. See last page of floorplans for full disclaimer. Boiler location may vary depending on plot.

4 BEDROOM HOUSE

THE DAVENANT

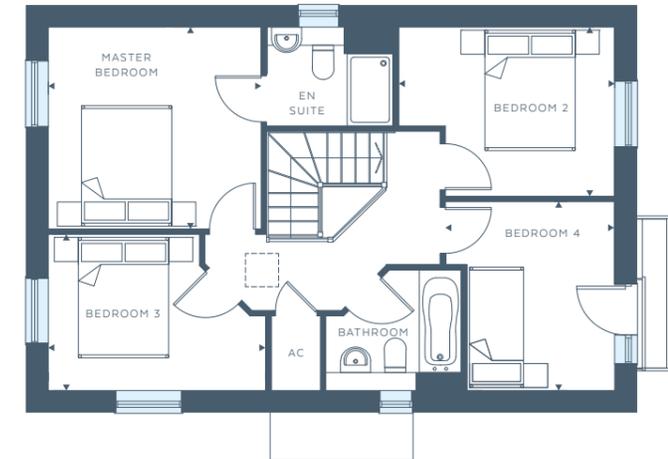
Every room is flooded with natural light in this imaginatively-designed four-bedroom home.



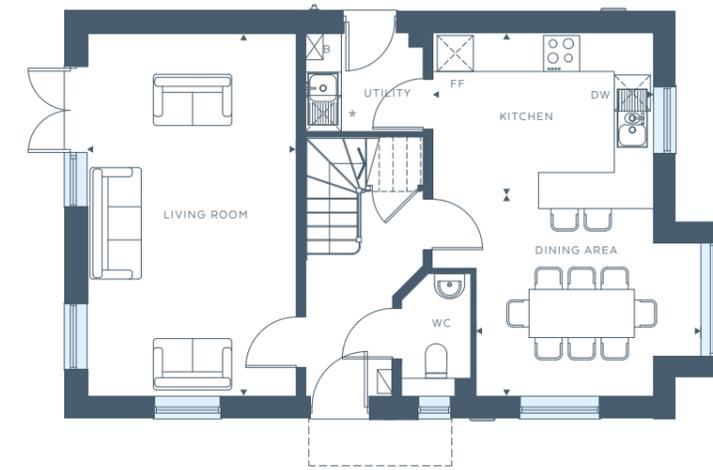
HOUSE TYPE F

PLOTS: 7, 44 & 57

FIRST FLOOR



GROUND FLOOR



KEY

- FF Fridge/Freezer
- DW Dishwasher
- AC Airing Cupboard
- B Boiler
- S Storage

* Plumbed for Washer Dryer

DIMENSIONS

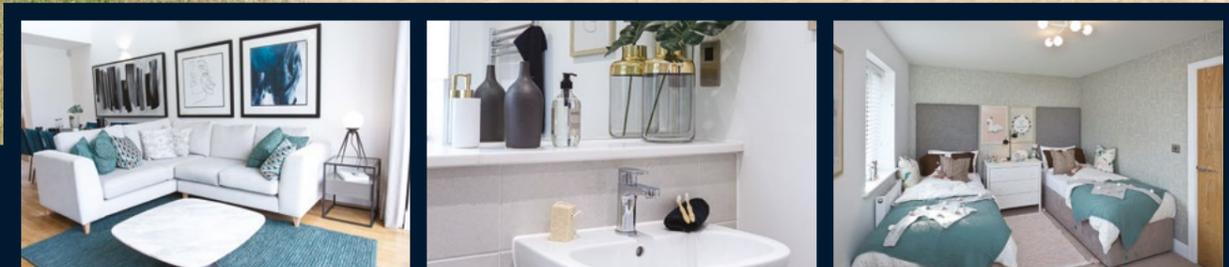
Living Room	3.48m X 6.03m	11'5" X 19'10"
Dining Area	3.73m X 3.11m	12'3" X 10'2"
Kitchen	3.68m X 2.92m	12'1" X 9'7"
Master Bedroom	3.54m X 3.35m	11'7" X 11'0"
Bedroom 2	3.60m X 2.81m	11'10" X 9'3"
Bedroom 3	3.61m X 2.59m	11'10" X 8'6"
Bedroom 4	2.81m X 3.14m	9'3" X 10'4"
Total Internal Floor Space	115.03 sq m	1238 sq ft

These floorplans and computer generated images are indicative only and depict The Davenant house type. Some plots are a handed version of this house type. Properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. See last page of floorplans for full disclaimer.

4 BEDROOM HOUSE

THE AUSTIN

A classic detached home with numerous modern touches, making it fit for 21st century living.



HOUSE TYPE D & DV

PLOTS: 1, 54, 55 & 56†

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FIRST FLOOR



GROUND FLOOR

KEY

- FF Fridge/Freezer
- DW Dishwasher
- AC Airing Cupboard
- B Boiler
- S Storage
- Restricted Head Room

DIMENSIONS

Living Room	4.35m X 4.03m	14'3" X 13'3"
Family/Dining Area	6.90m X 3.56m	22'8" X 11'8"
Kitchen	3.56m X 3.30m	11'8" X 10'10"
Study	3.21m x 3.21m	10'6" X 10'6"
Master Bedroom	3.93m X 3.56m	12'11" X 11'8"
Bedroom 2	3.36m X 3.56m	11'0" X 11'8"
Bedroom 3	3.33m X 3.43m	10'11" X 11'3"
Bedroom 4	3.96m X 2.56m	13'0" X 8'5"
Total Internal Floor Space	144.66 sq m	1557 sq ft

* Plumbed for Washer Dryer.
† Plot 56 has double height front bay window

These floorplans and computer generated images are indicative only and depict The Austin house type. Some plots are a handed version of this house type. Properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. See last page of floorplans for full disclaimer.

4 BEDROOM HOUSE

THE WORDSWORTH

A family home for all seasons, with garden access from both the lounge and kitchen-diner.



HOUSE TYPE G

PLOTS: 2, 10 & 90



KEY

- FF Fridge/Freezer
- DW Dishwasher
- AC Airing Cupboard
- B Boiler
- S Storage

* Plumbed for Washer Dryer

DIMENSIONS

Living Room	5.70m X 3.68m	18'8" X 12'1"
Family/Dining Area	4.88m X 4.12m	16'0" X 13'6"
Kitchen	2.85m X 3.56m	9'4" X 11'8"
Study	4.2m X 2.4m	13'11" X 8'0"
Master Bedroom	4.52m X 4.11m	14'10" X 13'6"
Bedroom 2	3.27m X 3.52m	10'9" X 11'7"
Bedroom 3	2.80m X 4.82m	9'2" X 15'10"
Bedroom 4	2.80m X 3.75m	9'2" X 12'4"
Total Internal Floor Space	148.05 sq m	1594 sq ft

These floorplans and computer generated images are indicative only and depict The Wordsworth house type. Some plots are a handed version of this house type. Properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. See last page of floorplans for full disclaimer.

4 BEDROOM HOUSE

THE TENNYSON

A contemporary four-bedroom home delivering the perfect combination of style, space and comfort.



HOUSE TYPE B

PLOTS: 91, 92, 93 & 94



KEY

- FF Fridge/Freezer
- DW Dishwasher
- AC Airing Cupboard
- B Boiler
- S Storage
- Restricted Head Room

* Plumbed for Washer Dryer
** Space for Tumble Dryer

DIMENSIONS

Family/Dining Area	7.29m X 6.82m	23'11" X 22'5"
Kitchen	3.78m X 3.93m	12'5" X 12'11"
Living Room	5.12m X 3.76m	16'9" X 12'4"
Master Bedroom	4.21m X 4.13m	13'10" X 13'6"
Bedroom 2	3.63m X 3.93m	11'11" X 12'11"
Bedroom 3	5.12m X 3.08m	16'9" X 10'1"
Bedroom 4	3.57m X 2.76m	11'8" X 9'1"
Total Internal Floor Space	182.03 sq m	1959 sq ft

These floorplans and computer generated images are indicative only and depict The Tennyson house type. Some plots are a handed version of this house type. Properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. See last page of floorplans for full disclaimer.

A NEW HOME MADE FOR YOU

Each apartment at Laureate Fields offers the perfect mix of comfort, style and convenience. Ideal for first-time buyers and retiring couples alike, the properties are integrated into the rest of the development, making you feel part of the community.

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1 & 2 BEDROOM APARTMENTS

THE BETJEMAN

Open-plan living and generously-sized bedrooms
to suit couples and sole owners alike.

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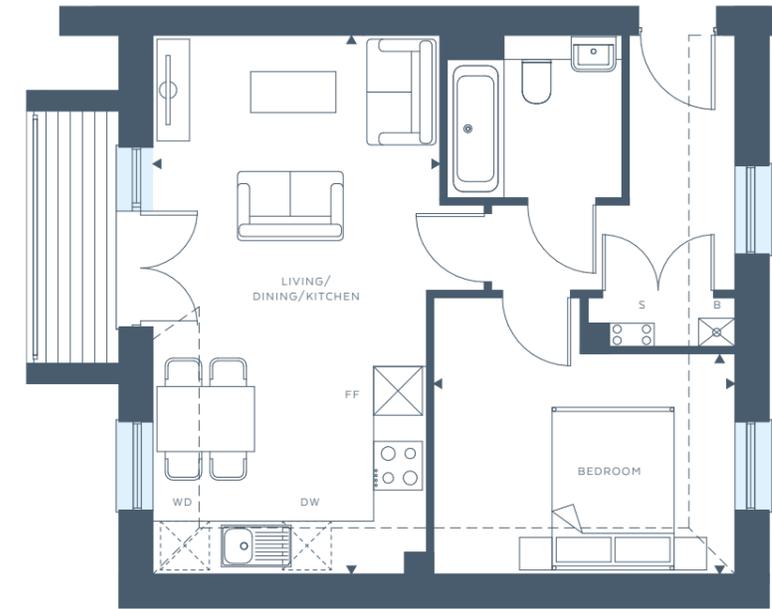
THE BETJEMAN TYPE A

PLOTS 59[†], 62 & 65*

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1 BEDROOM APARTMENT

Ideal for a busy single person or couple, this well-planned one-bedroom apartment offers an open-plan kitchen/dining/living area with access to your own private balcony.



KEY

- FF Fridge/Freezer
- DW Dishwasher
- WD Washer Dryer
- B Boiler
- S Storage
- * Plot 65. Restricted Head Room

DIMENSIONS

Living / Dining Area / Kitchen	6.62m X 3.53m	21'9" X 11'7"
Bedroom	3.70m X 2.71m	12'2" X 8'11"
Total Internal Floor Space	47.43 sq m	511 sq ft

[†] Plot 59, ground floor apartment has an external patio area in place of a balcony.

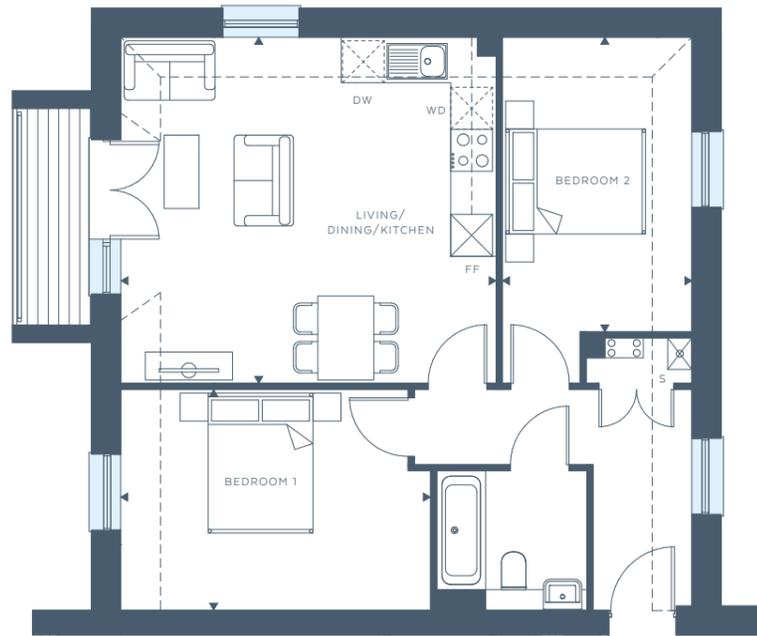
These floorplans and computer generated images are indicative only and depict a typical Type A Apartment. Some plots are a handed version of this apartment type. Properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. See last page of floorplans for full disclaimer.

THE BETJEMAN TYPE B

PLOTS 60[†], 63 & 66*

2 BEDROOM APARTMENT

This two-bedroom apartment makes maximum use of the available space. The open-plan kitchen/dining/living area gets plenty of light from two windows and doors to the balcony.



KEY

FF Fridge/Freezer
DW Dishwasher
WD Washer Dryer
B Boiler
S Storage

---- * Plot 66. Restricted Head Room

DIMENSIONS

Living / Dining Area / Kitchen	5.37m X 4.95m	17'7" X 16'3"
Bedroom 1	4.43m X 3.16m	14'7" X 10'5"
Bedroom 2	4.21m X 2.71m	13'10" X 8'11"
Total Internal Floor Space	67.01 sq m	721 sq ft

[†] Plot 60, ground floor apartment has an external patio area in place of a balcony.

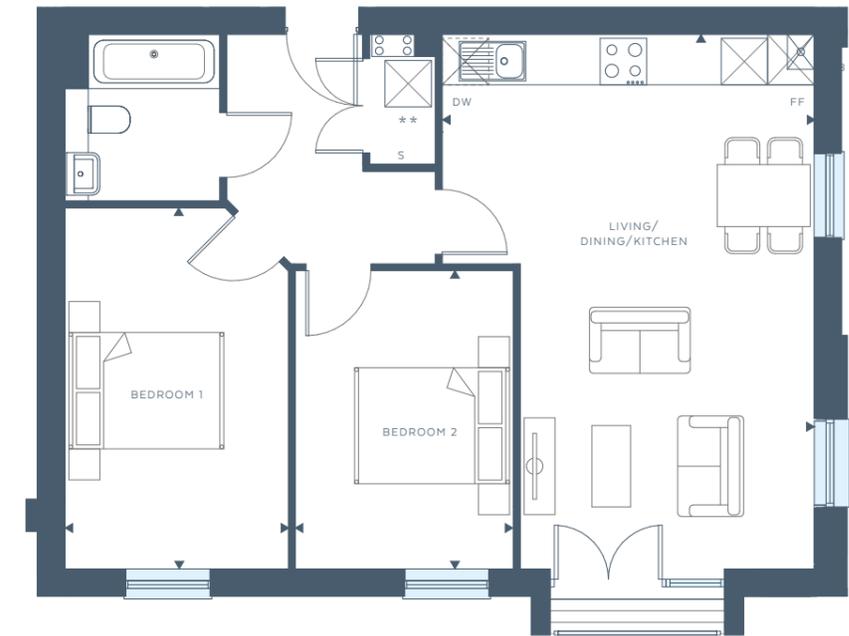
These floorplans and computer generated images are indicative only and depict a typical Type B Apartment. Some plots are a handed version of this apartment type. Properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. See last page of floorplans for full disclaimer.

THE BETJEMAN TYPE C

PLOTS 61[†], 64 & 67*

2 BEDROOM APARTMENT

A stylish apartment that's designed for contemporary living in comfort. The L-shaped kitchen/dining/living area is complemented by two spacious bedrooms.



KEY

FF Fridge/Freezer
DW Dishwasher
B Boiler
S Storage

** Plumbed for Washer Dryer

[†] Plot 61, ground floor apartment has an external patio area in place of a Juliet balcony.

* Plot 67 Juliet balcony has a different orientation.

DIMENSIONS

Living / Dining Area / Kitchen	6.89m X 4.80m	22'8" X 15'9"
Bedroom 1	4.65m X 2.88m	15'3" X 9'6"
Bedroom 2	3.84m X 2.81m	12'7" X 9'3"
Total Internal Floor Space	66.71 sq m	718 sq ft

These floorplans and computer generated images are indicative only and depict a typical Type C Apartment. Some plots are a handed version of this apartment type. Properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. See last page of floorplans for full disclaimer.

1 & 2 BEDROOM APARTMENTS

THE SPENSER

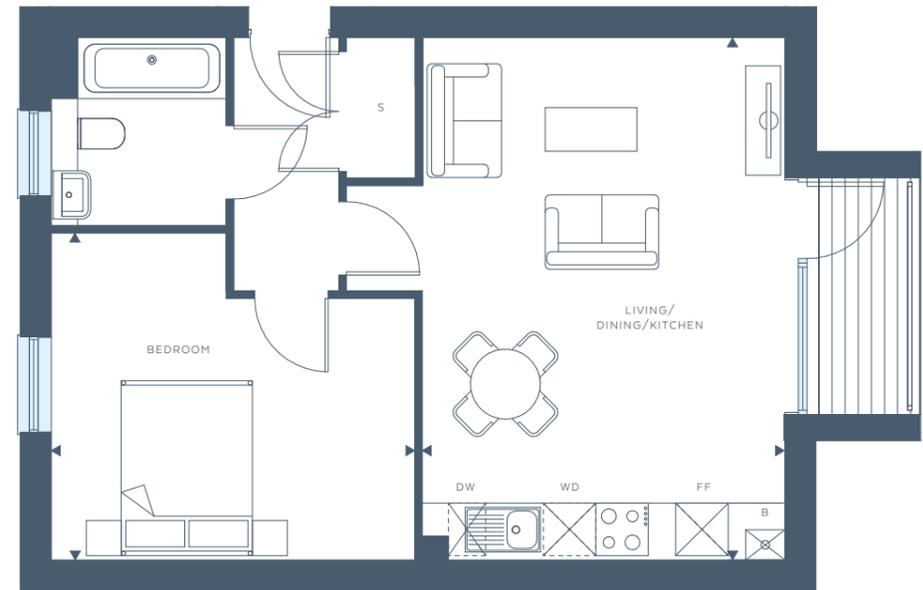
Take in the stunning views from the balcony before retiring to the home comforts inside.



THE SPENSER TYPE D PLOTS 159+, 161, 163, 166+, 168 & 170

1 BEDROOM APARTMENT

Designed for maximum flexibility, this apartment has a kitchen/diner/lounge with access to a balcony, perfect for enjoying spectacular views across the countryside.



KEY

- FF Fridge/Freezer
- DW Slimline Dishwasher
- WD Washer Dryer
- B Boiler
- S Storage

DIMENSIONS

Living / Dining Area / Kitchen	5.97m X 4.15m	19'7" X 13'7"
Bedroom	4.15m X 3.73m	13'8" X 12'3"
Total Internal Floor Space	50.16 sq m	540 sq ft

† Plots 159 & 166, ground floor apartments have an external patio area in place of a balcony

These floorplans and computer generated images are indicative only and depict a typical Type D Apartment. Some plots are a handed version of this apartment type. Properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. See last page of floorplans for full disclaimer.

THE SPENSER TYPE E

PLOTS 160+, 162 & 164

2 BEDROOM APARTMENT

With two generously-sized bedrooms, versatile living space and a private balcony, this apartment ticks all the right boxes for discerning homeowners.



KEY

FF	Fridge/Freezer
DW	Dishwasher
B	Boiler
S	Storage

* Plumbed for Washer Dryer

† Plot 160, ground floor apartment has an external patio area in place of a balcony.

DIMENSIONS

Living / Dining Area / Kitchen	5.61m X 5.02m	18'5" X 16'6"
Bedroom 1	4.62m X 3.28m	15'2" X 10'9"
Bedroom 2	5.02m X 2.71m	16'6" X 8'11"
Total Internal Floor Space	70.63 sq m	760 sq ft

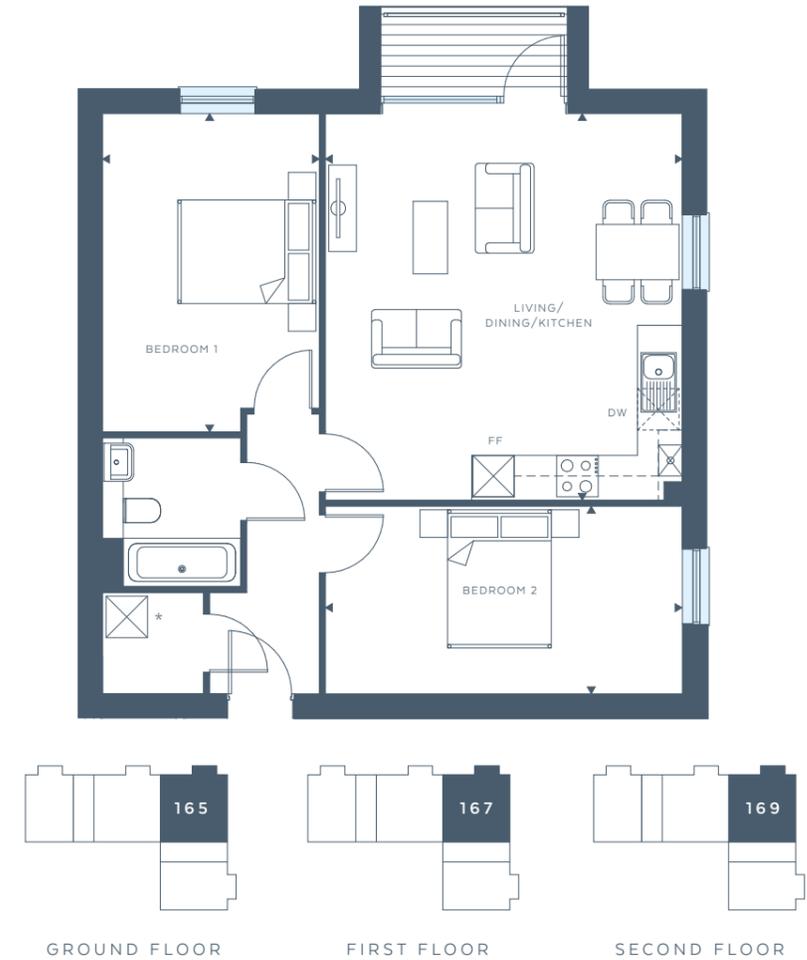
These floorplans and computer generated images are indicative only and depict a typical Type E Apartment. Some plots are a handed version of this apartment type. Properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. See last page of floorplans for full disclaimer.

THE SPENSER TYPE F

PLOTS 165+, 167 & 169

2 BEDROOM APARTMENT

Comfort and practicality combine to great effect in this apartment, which features an adaptable kitchen/dining/living area, a private balcony and two good-sized bedrooms.



KEY

FF	Fridge/Freezer
DW	Dishwasher
B	Boiler
S	Storage

* Plumbed for Washer Dryer

† Plot 165, ground floor apartment has an external patio area in place of a balcony.

DIMENSIONS

Living / Dining Area / Kitchen	5.59m X 5.17m	18'4" X 17'0"
Bedroom 1	4.60m X 3.13m	15'1" X 10'4"
Bedroom 2	5.17m X 2.71m	17'0" X 11'0"
Total Internal Floor Space	70.49 sq m	758 sq ft

These floorplans and computer generated images are indicative only and depict a typical Type F Apartment. Some plots are a handed version of this apartment type. Properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. See last page of floorplans for full disclaimer.

1 BEDROOM APARTMENT

THE BRIDGES

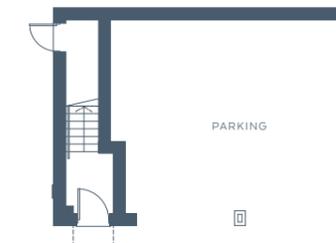
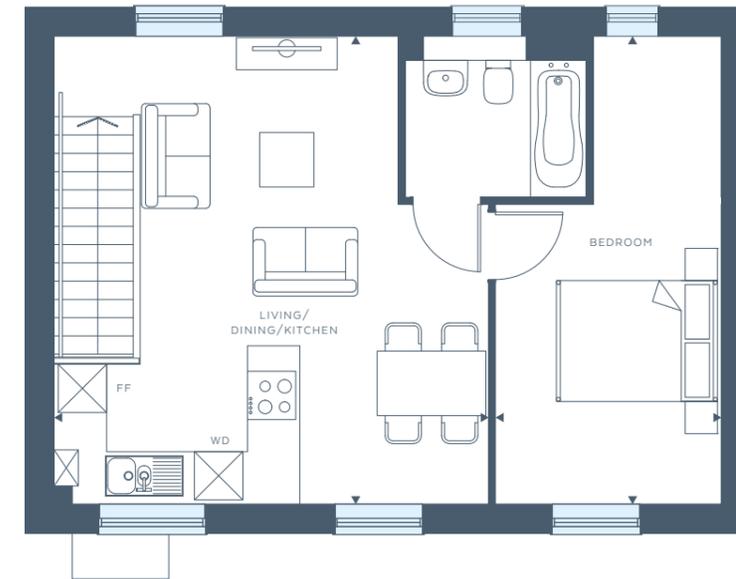
Stylish, comfortable and easy to maintain, this one-bedroom apartment offers private parking, plus a flexible living/dining/kitchen space and private balcony.



THE BRIDGES TYPE G

PLOTS 58 & 158

1 BEDROOM APARTMENT



KEY

- FF Fridge/Freezer
- WD Washer Dryer
- B Boiler

DIMENSIONS

Living / Dining Area / Kitchen	5.81m X 4.31m	19'1" X 14'2"
Bedroom	5.81m X 2.81m	19'1" X 9'2"
Total Internal Floor Space	54.61 sq m	588 sq ft

These floorplans and computer generated images are indicative only and depict a typical Type G Apartment. Some plots are a handed version of this apartment type. Properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. See last page of floorplans for full disclaimer.



ATTENTION TO DETAIL

Step over the threshold and you'll feel at home right away. Each room is thoughtfully designed to provide comfortable, well-planned living space. Fixtures and fittings have been carefully sourced to combine contemporary style with reliable efficiency and durability.

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INTERIOR FINISHES

- Vinyl matt white emulsion to walls and ceilings
- White satinwood finish to contemporary square edge deep skirtings and architrave
- Engineered oak timber flooring to open plan kitchen, living / dining area and ground floor entrance hallway
- Gas central heating throughout with white finish radiators
- Brushed steel sockets and light switches throughout
- USB charging points to selected sockets
- Media plate to living room
- White finish LED recessed down lighters to kitchens, hallways, bathrooms and en-suites

KITCHENS

- Contemporary German engineered designer kitchen
- Quality square edge laminate work surface with full height splashbacks to wall units and hob
- Silestone composite stone worktops with matching splashback to selected house types
- Refrigerated wine cooler to selected house types
- LED lighting to underside of wall units
- Engineered oak timber flooring
- Integrated appliances including:
 - *Stainless steel oven*
 - *4-Zone ceramic hob. Induction hob to selected houses*
 - *Fridge/freezer*
 - *Multi-function dishwasher*



BATHROOMS

- En-suite; separate shower tray with glazed shower screen and rain shower
- Contemporary quality white suite
 - *Duravit ceramic wash hand basin with Crosswater basin mixer*
 - *Soft close W/C with concealed cistern and dual flush*
 - *White steel bath with Crosswater concealed bath and shower mixer valve*
- Amtico wood-effect flooring
- Quality ceramic wall tiles with feature wall
- Chrome heated towel rail
- Large wall-mounted mirror
- Shaver socket

WINDOWS AND DOORS

- Composite timber effect front door with high security multipoint and shoot-bolt locking system
- Smart entry doorbell to selected house types
- Contemporary oak veneered internal doors with chrome lever handles and fittings
- Sealed unit double-glazed windows with security locks

EXTERIOR (HOMES)

- Landscaped front gardens
- Patio to rear garden
- Outdoor tap and waterproof socket to rear garden



Warranty

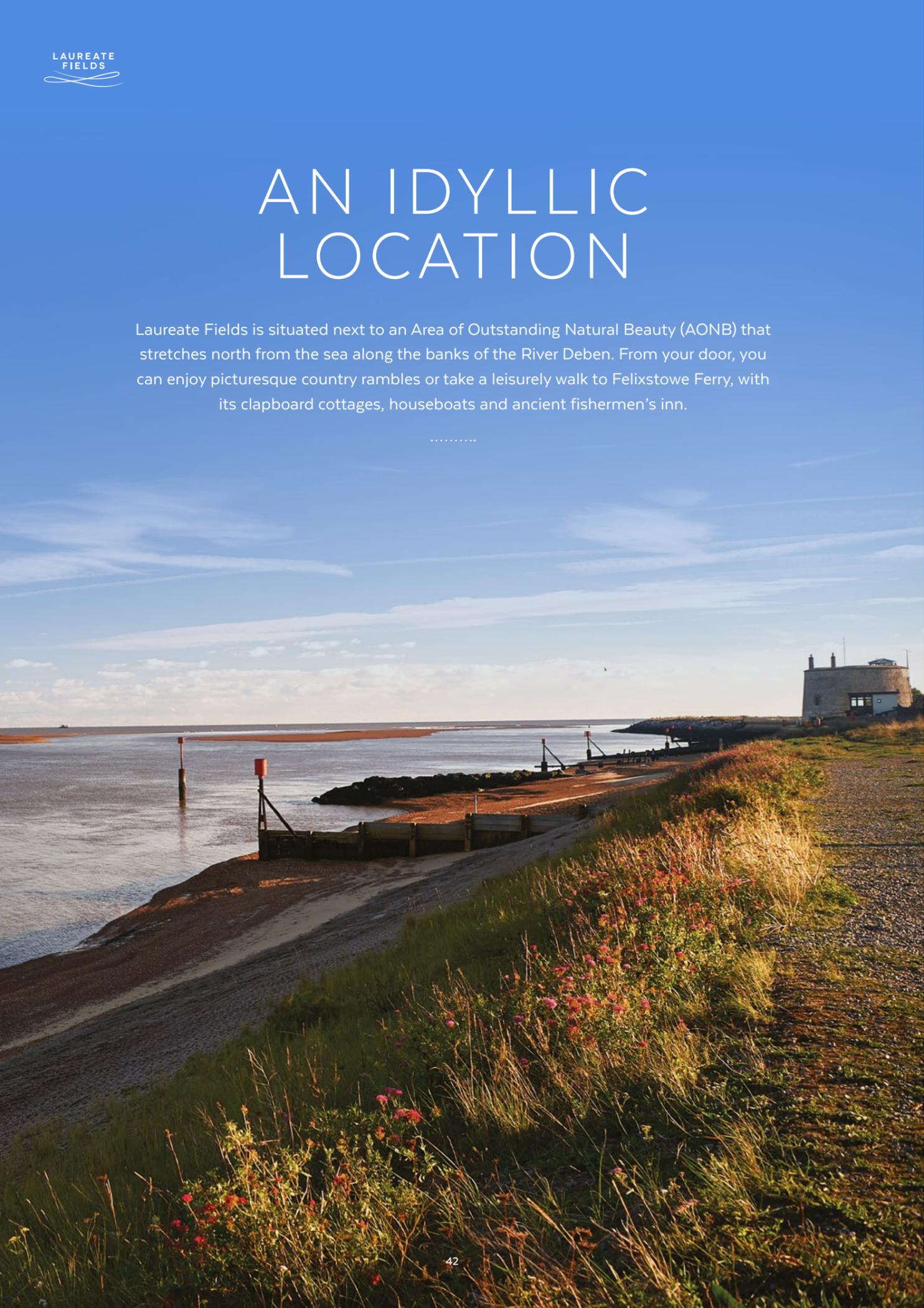
Each home comes with a 10-year Checkmate new homes warranty.



AN IDYLIC LOCATION

Laureate Fields is situated next to an Area of Outstanding Natural Beauty (AONB) that stretches north from the sea along the banks of the River Deben. From your door, you can enjoy picturesque country rambles or take a leisurely walk to Felixstowe Ferry, with its clapboard cottages, houseboats and ancient fishermen's inn.

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Felixstowe is also the gateway to Suffolk's beautiful heritage coast. Nearby, Woodbridge is a riverside gem with independent shops and fantastic eateries in abundance, while the charming towns of Southwold and Aldeburgh offer a traditional seaside experience, with a touch of contemporary chic. Famous beauty spots and heritage sites such as Walberswick, Orford and Dunwich are also within easy reach.

IPSWICH

Suffolk's county town of Ipswich is 13.1 miles away, offering an excellent range of shopping, dining and entertainment, including theatres, music venues and cinemas. The Riviera-style waterfront is a great place to enjoy a coffee, drink or a meal, and there's a regular train service to London Liverpool Street from Ipswich station, with connections to Felixstowe.

WOODBRIDGE

A little under 14 miles away is the historic riverside town of Woodbridge, famous for its high-end shopping and top-quality restaurants. The Adnams store sells a range of beers, wines, spirits and kitchenware, while the Riverside Theatre and Restaurant offers films and live shows with delicious bistro-style food.

ALDEBURGH

Once the home of esteemed British composer Benjamin Britten, the charming seaside town of Aldeburgh plays host to the world-renowned Aldeburgh Festival, which Britten founded in 1948. Popular with locals and tourists alike, the town also offers plentiful shopping and dining options, with its fish and chips regarded as among the best in the country.

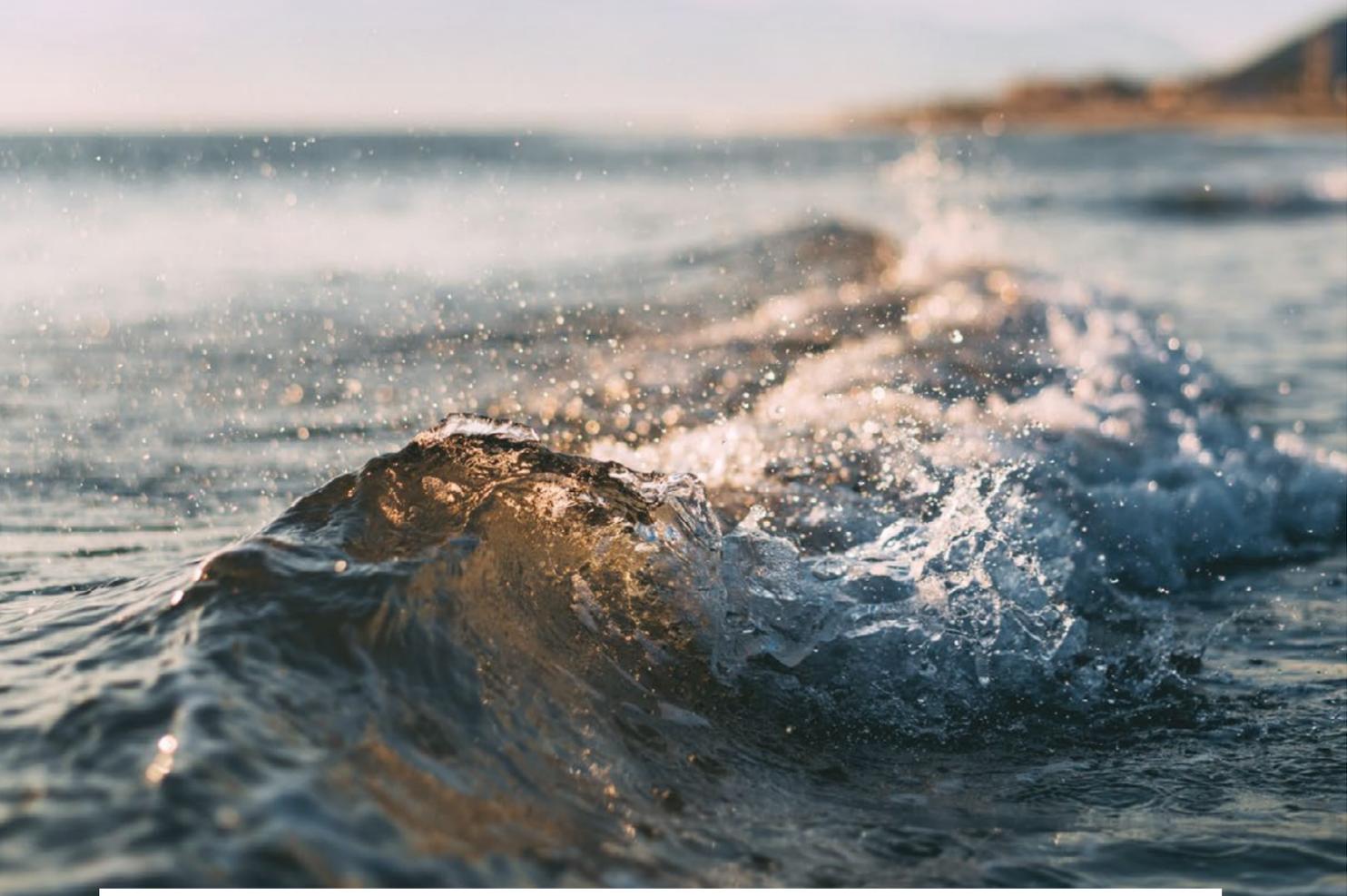
SOUTHWOLD

Slightly further up the coast sits the idyllic town of Southwold. From its landmark lighthouse and traditional pier to the long sandy beach and beach hut-lined promenade, the town truly offers something for everyone. Beer enthusiasts can also enjoy a tour of the award-winning Adnams Brewery, which has been brewing in the town since 1872.

ON YOUR DOORSTEP

At Laureate Fields, you'll enjoy the beauty of having everything close at hand, from first-class schools and leisure activities to fantastic food and drink.

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GOLF

Just a short walk away you'll find Felixstowe Ferry Golf Club, the only links golf course in Suffolk. With over 130 years of history, the club boasts an 18-hole championship course and pay-and-play nine-hole course, set against a backdrop of the surrounding Area of Outstanding Natural Beauty. Suffolk is also home to Ipswich, Woodbridge and Aldeburgh Golf Clubs – all ranked among the top 100 golf courses in the UK.

EDUCATION

Kingsfleet Primary School is less than a mile from Laureate Fields, and there are several other options for younger children in Felixstowe. The closest secondary school is Felixstowe Academy, which is recognised for its high-quality sports facilities. Local independent schools with private bus services from Felixstowe include Ipswich School, Ipswich High School and Woodbridge School*.

WATER SPORTS

Felixstowe Ferry Sailing Club offers both casual and competitive sailing, windsurfing, kitesurfing and more, with open days providing an opportunity to try a range of water sports for free. To detox after a busy working week, visit the nearby Felixstowe Leisure Centre for swimming plus a programme of activity-based classes and sessions.

EATING OUT

Suffolk is well-known for its world-class field-to-fork cuisine. Drive out to one of the many destination pubs and restaurants, or enjoy the various culinary delights on offer in Felixstowe. Whether it's the authentic Italian cuisine of Café Bencotto or the sumptuous seafood at The Alex Café Bar & Brasserie, there's something to suit every taste and budget.

ENTERTAINMENT

There's always a great night out to be had at the Spa Pavilion, which sits within the stunning Seafront Gardens. Offering entertainment since 1909, the theatre has a year-round programme of shows including live music, children's shows, festive panto and comedy. For the latest films, visit the Palace Cinema where food and drink is served to your seat. Alternatively, take in the amusements at Manning's or Felixstowe's newly-renovated pier.

* Correct at the time of publishing



ABOUT GENERATOR GROUP

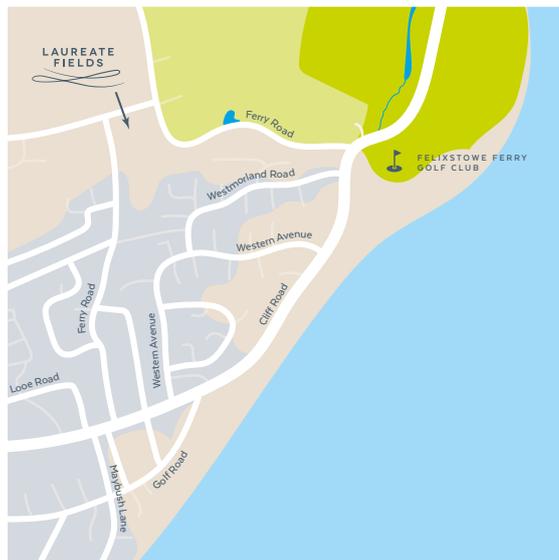
Since 2006, Generator Group has been developing outstanding properties across London and the south of England.

When it comes to property development, we only work on projects where we feel there is an opportunity to create something we can really take pride in. That way, we don't only develop places where people aspire to live, work and play; we develop a portfolio of properties that will endure and thrive for generations to come.

We prize quality over quantity, and work to identify those sites and projects that really excite us. These might be bespoke residential developments or time-intensive restoration projects; whatever they are, we always ensure we create something of lasting quality and value.

*For more details,
see www.generatorgroup.co.uk.*





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