



4 Amberfield Mews
Amberfield Drive | Nacton | Suffolk | IP10 0FH

Guide Price £ 550,000 | Freehold





No.4 Amberfield Mews

Fine and Country are proud to offer a rare opportunity to acquire this wonderful bungalow located in the prestigious village of Nacton. Situated in the grounds of the former Amberfield private school, a highly sought-after development of luxury apartments and mews cottages for the over 55s in a wonderful parkland setting.

Behind the smart and secluded façade is a light and spacious, magnificent home with high coved ceilings. Beautifully appointed and presented to a high standard, the property is move-in ready.

The kitchen/dining room in particular has a real wow factor and must be seen. The tranquil, private garden is well maintained. There are also communal gardens within the development for the enjoyment of all residents.



Summary of Accommodation

Reception hall, sitting room, kitchen/dining room, two bedrooms and two bathrooms.

Accommodation

A paved car parking space is immediately outside the property, with a paved, covered entrance porch with courtesy lights and meter cupboard.

Three quarter glazed and wood front door opening to

Reception Hall

Engineered wood floor, three steps lead down to a further reception area with shelved storage cupboard. Inset ceiling spotlights, alarm, heating system controls and radiator.



Doors to

Storage Room

An extra-large storage area containing an Albion water tank, water softener, further heating and alarm controls and the electric fuse box. There is plenty of space to shelve the walls out or to create a boot room.

Bedroom Two

A spacious feeling room thanks to its impressive high ceiling. Ample room for storage. Fully carpeted, central pendant light fitting, window to front with radiator under.



Family Shower Room

Tiled floor and partly tiled walls. Inset ceiling spotlights. White close coupled WC. Floating vanity cabinet with mirror over and shaver point adjacent. Extra-large shower with glazed screen, rainfall shower and separate hand-held shower attachment. Chrome heated towel radiator.





Bedroom One

A magnificent and stylish master suite with ample room for storage in addition to the built-in, extra-wide double wardrobe. Fully carpeted, two central pendant lights, three windows to side with radiator under. Feature wood steps with glass panels to



En Suite Bathroom

A spacious, luxurious, modern room with matching white suite comprising panelled bath with contemporary fittings and separate hand-held shower attachment, and a close coupled WC. Floating vanity cabinet with mirror and light over. Large shower cubicle with glazed sides and door, rainfall shower and separate hand-held shower. Tiled floor and part tiled walls. Window to side with radiator under. Inset ceiling spotlights, chrome heated towel radiator.





Through double doors from the Reception Hall to

Sitting Room

An impressive room with high ceilings and marble fireplace, surround and mantelpiece with electric fire. Fully carpeted, two central light pendants, window to rear with views over the garden and woodland beyond. Radiator. TV point.



Double doors through to the Kitchen/Dining Room.





Kitchen/Dining Room

Stunning Shaker-style kitchen cabinets under post-formed work surfaces. Integrated AEG fridge and freezer, built-in Neff combination microwave and oven. A range of storage cabinets including a pull-out larder, tray storage, drawers and a magic corner storage system. Neff 5 ring induction hob with Neff extractor over in feature chimney breast style hood. Tiled splashback behind the hob. Integrated Neff dishwasher. Single stainless steel Franke sink. Built-in Baxi boiler.

Huge island comprising two double storage cabinets and three drawers under matching work surfaces.

Porcelain tiled floor, pendant ceiling lights to the dining area and inset ceiling spotlights to the kitchen area. Glazed double patio doors flanked by windows to rear garden. Two windows to the side.

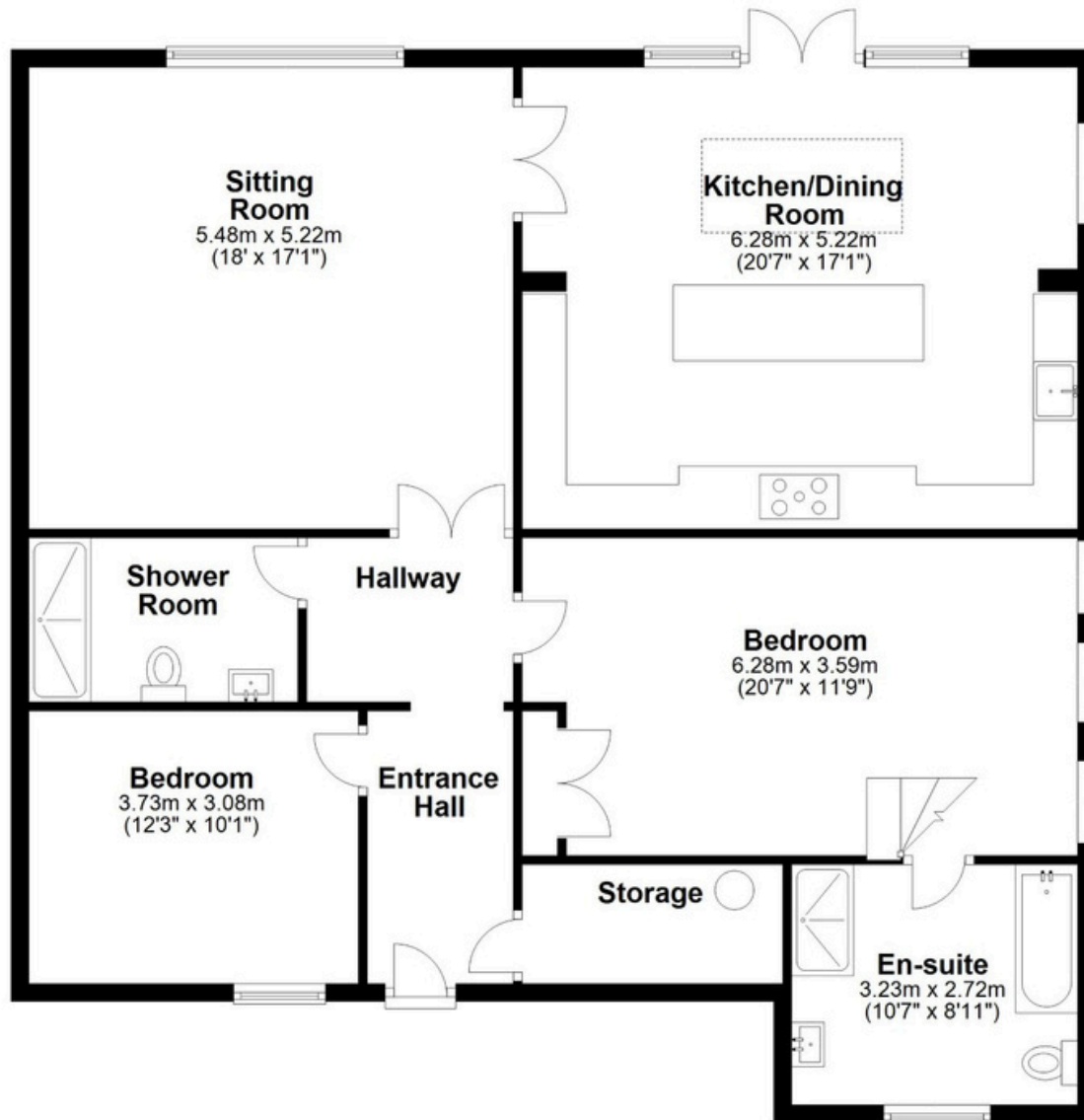
Ample space for dining table and chairs (we are advised that the current vendors have seated ten diners in this area) under the glazed lantern ceiling.





Ground Floor

Approx. 127.2 sq. metres (1369.7 sq. feet)



Total area: approx. 127.2 sq. metres (1369.7 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Outside

Immediately outside the double patio doors from the kitchen dining area is a paved patio, ideal for al fresco dining, in the sunshine all day.

There is a paved path to the side gate which is where the bins are stored out of sight and paving stones lead down to the wooden summerhouse. The south westerly facing, sunny garden is fully fenced ensuring total privacy with mature shrubs, including some beautiful roses, and the lawn is interspersed with fruit trees. The outlook beyond the fence perimeter features an abundance of mature trees. Absolutely lovely. To the side of the property is a garden area ideal for storage with an outside tap.



To the front of the property is one car parking space. A second vehicle could be parked in the nearby visitor car park.



Services

We understand from the Vendor that all mains services are connected to the property.

Note

This property was constructed in 2015 and has a NHBC guarantee certificate until 2025.

Possession

Vacant possession upon completion

Council Tax East Suffolk Council

Band D – 2024/25 - £ 2066.97

Service charge

We are advised that there is an annual service charge of £ 957.70 (£79.80 per month) for the maintenance and landscaping of the beautiful Amberfield communal gardens and grounds.

What three words

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Viewing arrangements

Viewing strictly by appointment with
Fine & Country Woodbridge - 01394 446007

Outside Normal Office Hours -
Mark Halls MRICS - 07770 814748

About The Area

Amberfield is situated in the charming, sought-after village of Nacton, east of Ipswich and close to Woodbridge.

Nearby access to the A12 and A14 offer easy connections to London, as does the direct train service from Ipswich. Ipswich Hospital is a ten minute drive away. Ipswich offers many shopping facilities including John Lewis and Waitrose, there are three theatres and many lively bars and restaurants, particularly on the waterfront. Sailing on the Rivers Orwell and Deben are popular and the impressive Levington Marina is only 3 miles away. The nearest golf courses are in Ipswich, Felixstowe and Woodbridge.





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