



Wendover | Felixstowe Road | Nacton | IP6 0DE

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Wendover, Felixstowe Road, Nacton, Suffolk, IP10 0DE

“A well-presented and substantial detached residence standing in proportionate, private grounds with generous off-road parking & being within easy reach of the A14 & destinations further afield.”

Description

An impressive and beautifully presented five bedroom detached family house set in a most desirable position to the south eastern side of Ipswich with easy access out to both the A14 and A12.

Wendover has been beautifully remodeled and continuously improved during the owners' custody and boasts a flexible layout with the opportunity for either a ground floor, self-contained accommodation (ideal for dual living) or even potential to operate a client-facing business from home. As the current owners do at present there is also the chance to obtain an income stream by Airbnb, which we have been advised has proved popular over recent times.

The property boasts a strikingly fitted kitchen situated in the heart of the house with views of the beautiful south facing garden beyond and further benefits across the residence include safe and sound sealed unit double glazing, a wood burning stove to the lounge, two good size luxury fitted bathrooms and gas-fired heating.

Outside the property is set back from the road with twin gates leading to a block paved driveway providing turning space and off-road parking for several vehicles. A side pedestrian gate allows access to the private good size rear garden, which is most attractively landscaped and beautifully maintained by the current owners.

About the Area

Nacton is a highly desirable village approximately four miles southeast of Ipswich, nine miles from Woodbridge and seven miles from Felixstowe. The village offerings a primary school and is also just a short drive to Sainsbury's supermarket and other out of town shopping and leisure facilities. There is a well thought-of private school in Orwell Park and there are many stunning riverside walks on the Nacton shores. Nacton is also just a short drive to Felixstowe seafront, which is about seven miles away.

The village has good access to various road networks via the A12 to the south with links to London and the M25 and via the A14 to The Midlands and M11. From Ipswich mainline rail links are to London's Liverpool Street with a journey time of approximately sixty-five minutes.

The accommodation comprises:

Part-glazed front door to:

Glazed Entrance Porch

Tiled flooring and glazed door to:

Entrance Hall

Open tread staircase to the first floor, tiled flooring, radiator with decorative cover and doors to:

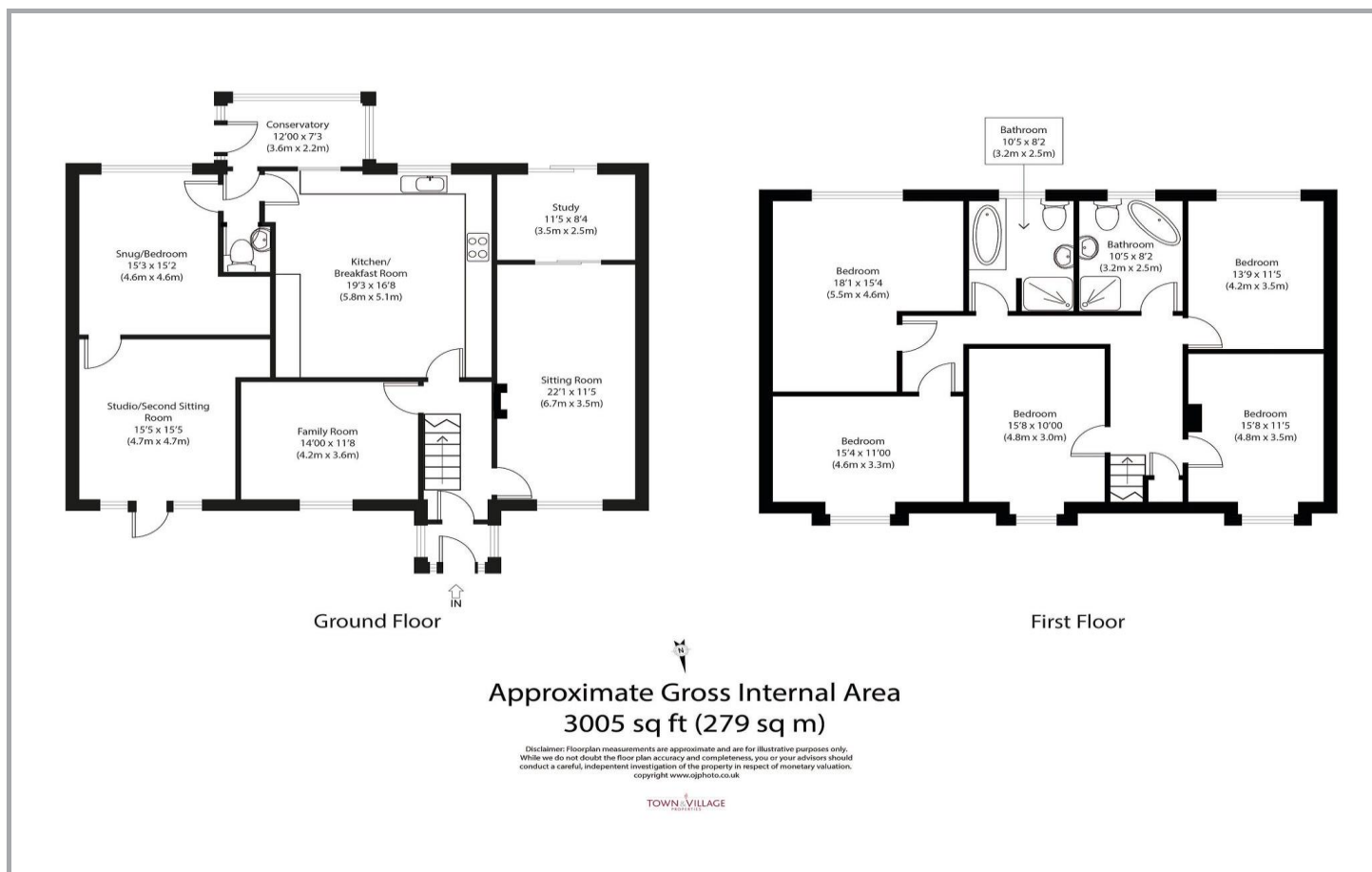
Sitting Room Approx 22'1 x 11'5 (6.7m x 3.5m)

Window to front elevation, radiator, feature fireplace with decorative beam over and inset log burning stove, solid oak flooring, coved ceiling, wall-lights and sliding patio doors to:

Study Approx 11'5 x 8.4m (3.5m x 2.5m)

Laminate flooring, coved ceiling, central ceiling light with fan and sliding patio doors opening to the rear patio.





Family Room Approx 14' x 11'8 (4.2m x 3.6m)

Window to front elevation and radiator.

Kitchen/Breakfast Room Approx 19'3 x 16'8 (5.8m x 5.1m)

A large attractively fitted kitchen comprising one and a half bowl sink unit with mixer tap over, work surfaces with base cupboards and soft closing drawers under, matching eye-level units with under-unit lighting, space for Range style cooker, extractor fan over, space for dishwasher, space for washing machine, tiled splash backs, tiled flooring, ceiling down-lighters, radiator, feature stone wall, two windows to rear elevation and door to:

Inner-Lobby

Tiled flooring and doors to:

Cloakroom

Comprising low-level flushing w.c, wall-mounted hand wash basin, extractor fan and part-tiled walls.

Conservatory Approx 12' x 7'3 (3.6m x 2.2m)

Constructed on a brick plinth and glazed on three sides. Tiled flooring and door to rear garden.

Snug/Bedroom Approx 15'3 x 15'2 (4.6m x 4.6m)

Large window to rear elevation, solid oak flooring, wall-light, radiator and door to:

Studio/Second Sitting Room Approx 15'5 x 15'5 (4.7m x 4.7m)

Accessed via its own front door this room offers versatility and in conjunction with the adjoining Snug/Bedroom, the potential for independent living (subject to the necessary consents). This room could also work well as a studio/work-from-home space or simply as a secondary sitting room. Within the room is a recently installed gas-fired boiler.

First Floor Landing

Radiator, access to a large boarded out loft area with pull-down ladder, power and light and built-in airing cupboard housing hot water cylinder with slatted shelving. Doors to:

Bedroom Approx 15'8 x 11'5 (4.8m x 3.5m)

Window to front elevation and radiator.

Bedroom Approx 15'8 x 10' (4.8m x 3.0m)

Window to front elevation and radiator.

Bedroom Approx 13'9 x 11'5 (4.2m x 3.5m)

Window to rear elevation and radiator.

Family Bathroom

Comprising free standing claw and ball foot roll-top bath with central mixer tap and hand-held shower attachment, low-level flushing w.c, counted mounted hand wash basin with cupboards under, fully tiled shower cubicle with power shower, part-tiled walls, radiator, wall-light with shaver socket, tiled flooring and window to rear elevation.

Second Bathroom

Comprising large shower cubicle with power shower, panel bath with central mixer tap and hand-held shower attachment, counter mounted hand wash basin with cupboards under, tiled flooring, part-tiled walls, wall-light with shaver socket, radiator and window to rear elevation.

Master Bedroom Approx 18'1 x 15'4 (5.5m x 4.6m)

Window to rear elevation and radiator.

Bedroom Approx 15'4 x 11' (4.6m x 3.3m)

Window to front elevation and radiator.

Outside

To the front two entrances with wrought iron gates open to a large block paved driveway, which provides turning space and off-road parking for several vehicle. The remainder of the front gardens offers delightful raised flower beds, a useful log store and a side pedestrian gate allowing access into the rear garden.

The private rear garden is of good size and is beautifully landscaped and meticulously maintained by the current owners. The garden is mainly laid to lawn with an attractive patio, feature sunken fish pond with raised rockery, raised flower beds, well-stocked mature flower and shrub borders and feature circular box hedging with inset planting.

Also within the garden is a timber shed and useful storage unit (both negotiable), an outside tap and outside courtesy lighting.

05/08/2024, 10:40

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Local Authority – East Suffolk Council

Council Tax Band – F



Energy performance certificate (EPC)

Wendover Felixstowe Road Nacton IPSWICH IP10 0DE	Energy rating D	Valid until: 22 October 2032
		Certificate number: 0020-2404-0656-9096-2253

Property type	Detached bungalow
Total floor area	240 square metres

Rules on letting this property

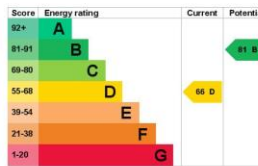
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/0020-2404-0656-9096-2253?print=true>

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