



Heather Croft

Freehold Guide Price £ 975,000

Felixstowe Road | Nacton | Suffolk | IP10 0DF

FINE & COUNTRY





A splendid opportunity to acquire a five bedroomed, detached family bungalow with a further detached two bedroomed bungalow within grounds approaching one acre. All totally enclosed and private.

Heather Croft and The Bungalow offer extremely flexible, income producing opportunities or would be ideal for two families living in close proximity with totally enclosed, separate accommodation.

Our clients have modernised both properties to an extremely high standard and they are in almost 'as new' condition. The comprehensive refurbishment works include new gas fired central heating to both units, total rebuilding of The Bungalow and new UPVC double glazed windows to both properties.

The main residence had a new upstairs bathroom built with two new dormer windows. It has been rewired, replumbed, replastered and all ceilings and floors been replaced.

An early internal inspection is strongly advised as seldom does a property of this nature come to the open market.

Heather Croft

Part glazed front door to

Reception Hall

With stairs to the first floor, large built-in understairs cupboard with power and a further small cupboard. Doors to

Dining Room

Double aspect windows, radiator and fully glazed double doors through to

Living Room

Dual aspect windows and original open fireplace with built-in log burner behind. Radiator. Wiring for five wall lights. Centre light. Connecting door to Hallway.









### Kitchen Breakfast Room

A really good size room with triple aspect windows and a newly fitted Howdens Shaker kitchen. Single drainer resin sink set in post-formed work surfaces with cupboards, drawers and wickers baskets for storage under. A large range of wall cabinets to match. Built in dishwasher, large integrated larder fridge and glass fronted wine cooler. Two New World built-in ovens. 5 ring gas hob with extractor over. Radiator and under kickboard electric assisted fan heater. Tiled floor. Inset spotlights. Fully glazed double doors to rear patio and door to



### Utility Room

Single drainer resin sink with cupboard space under, plumbing for washing machine and space for tumble dryer. Post formed work surfaces with cupboards, drawers and integrated freezer under. Matching cupboard housing new gas fired boiler. Tiled floor. Radiator. Fully glazed door to rear.

### Family Bathroom

Freestanding bath with shower mixer taps and shower over, basin and low level WC. Mirror, slate tiled floor.

### Bedroom

With pleasant views to rear garden. Built in wardrobes, two side cabinets and chest of drawers. Two wall lights over bed. Fully glazed door to

### En Suite Wet-room

Fully tiled shower area, pedestal basin and low level WC.

### Boiler room

Hot water tanks and water softener, chrome electric radiator.

### Bedroom Two

With dual aspect windows and radiator, this room is currently utilised as two offices. Door through to

### En suite Shower Room

Large shower cubicle with electric shower, basin and close coupled WC. Mirrored cabinet. Window and Velux rooflight. Extractor. Cushion flooring.









### First Floor Landing

Built in wardrobe and storage cupboard. Window.

### Bedroom

Dormer window, radiator and storage cupboard.

### Large Bedroom

Two Velux rooflights and radiator. Window with garden views.

### Bathroom

Double shower cubicle, basin and close coupled WC. Dormer window, heated towel rail and cushion flooring.

### Bedroom

A further double with three storage cupboards, dormer to front and radiator.













## The Bungalow

Front door opens to

### Kitchen Diner

Single drainer stainless steel sink set in post-formed work surfaces with cupboards under. Separate matching surfaces with 4 ring gas hob and extractor over. Double oven. Built in dishwasher, a range of eye level units to match base cupboards. Velux roof light and cushion flooring. Doors to

### Living Room

Dual aspect windows, fully glazed doors to side patio, radiator and opening through to

### Central Utility Room

Gas fired boiler serving hot water and heating, storage cupboard, plumbing for washing machine and space for fridge freezer. Velux rooflight and cushion floor.

### Bedroom

Front aspect. Radiator and built-in wardrobe.

### Bathroom

Electric shower, basin and close coupled WC. Velux rooflight.

### Bedroom

Rear aspect. Radiator and built-in wardrobe.







## Outside

Grounds of around one acre enfolds Heather Croft and The Bungalow. The property is approached from the front by a large block paved driveway with an extensive parking area for both properties. The front garden is mainly laid to neat lawn with a large variety of young trees, largely enclosed by close board fencing. There are water taps and an EV car charger. There is side pedestrian access to both sides of the property to the rear garden. The large parking area leads to the detached double garage and electric up and over door and electric strip-lights and ample power points.

## The Bungalow

As aforementioned, The Bungalow has good sized gardens with lawns and a large patio area, all totally enclosed by close board fencing. There are two garden sheds (one of which has an electric supply), a log store and a built-in bin storage area.

## Heather Croft

The large block paved patio incorporates a good-sized pergola and barbecue shelter which is ideal for entertaining. Ornamental pond with adjacent patio with shrubs and further central paved area. The rear gardens are easily maintained, being laid to extensive neat open lawn interspersed with mature shrub and flower borders. There are approximately eight garden sheds (two with power and lighting). Greenhouse (12'x10') with adjacent polytunnel. The rear garden is totally enclosed by close board fencing and there are security lights and CCTV cameras around the whole property.













First Floor  
Area: 73.0 m<sup>2</sup> ... 786 ft<sup>2</sup>



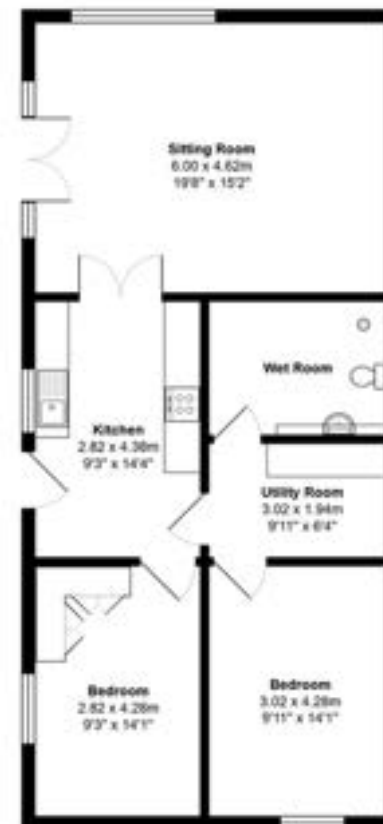
Ground Floor  
Area: 166.5 m<sup>2</sup> ... 1792 ft<sup>2</sup>

Total Area: 240.5 m<sup>2</sup> ... 2594 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Garage



Total Area: 81.6 m<sup>2</sup> ... 878 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Services

We understand from the Vendor that mains electric, water and gas are connected to the property. Drainage is via a brand-new septic tank and pumping station with all new soakaways recently constructed.

The Bungalow has it's own gas supply for the new system but electric is linked to Heather Croft. Additional note - all windows facing the road have acoustic glass fitted.

Possession

Vacant possession upon completion.

Council Tax Band

Heather Croft - East Suffolk Band F  
£ 2985.62 2024/24

The Bungalow - East Suffolk Band A  
£ 1377.98 2024/25

What Three Words  
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VIEWING ARRANGEMENTS

Strictly by appointment with the Vendor's sole Agent - Fine and Country Ipswich - 01473 289700  
Out of hours - Mark Halls -  
Managing Director - 07770 814748

About The Area

Heather Croft 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.

Rail Services

Ipswich station is a twenty minute drive from Heather Croft and is on the Greater Anglia Main Line, approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.



Heather Croft



The Bungalow





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