



Brecklands
Felixstowe Road | Nacton | IP10 0DF

FINE & COUNTRY

Effortless Enjoyment



This wonderful family home offers family life at its finest. With potential to use part of the house as an independent annexe, the current four bed three bathroom and delightful family room configuration offer social and sleeping space for all, with peace of mind that its infrastructure has all been improved and modernised. Connections are effortless with good road and rail links and day to day amenities just two minutes away – this social home has the easy living vibe.



Brecklands

KEY FEATURES

- Stunning Family Four Bedroomed home
- Excellent Location For Commuting
- All New Windows And Doors
- New Wiring And Plumbing
- Annexe Space
- Spacious Rooms
- Large Family Sized Garden of approx. 0.5 acres
- Substantially Extended
- Beautiful Family Kitchen
- Parking For Several Cars

This now stunning home was once a 1930's chalet bungalow, and the current owners loved the location and could see the potential right from the start. The location was perfectly placed for amenities, schooling, commuting and close to all their various extended family, whilst the plot allowed great frontage and a generous rear garden, perfect for raising a family. The home has been extended and improved with such a sympathetic approach that the handsome aspect you see as you enter the drive does not give away that it has been altered over the years.



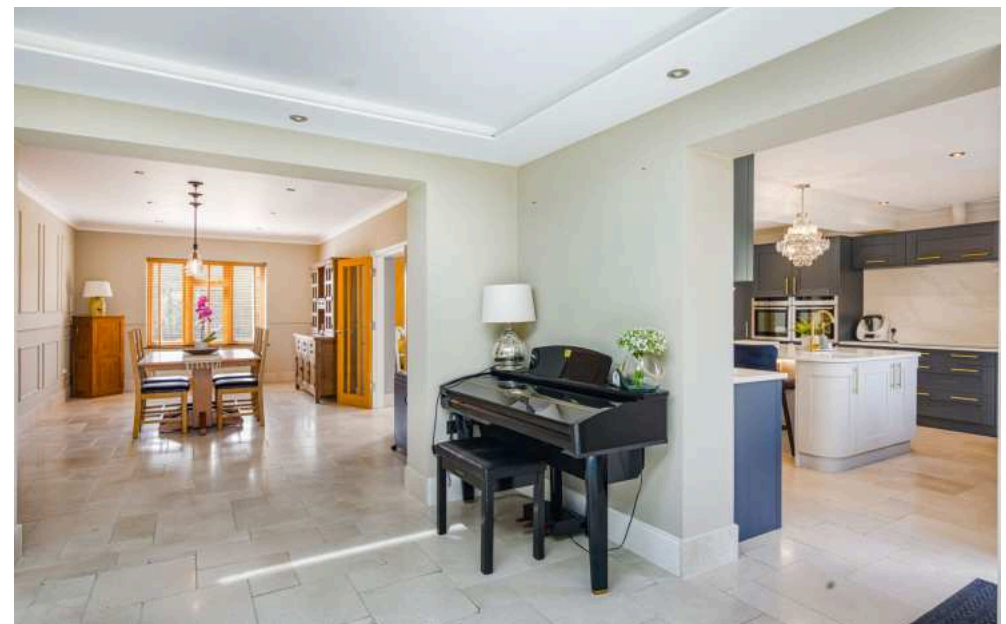


Step Inside

From the driveway, walk up the elegant steps to the grand front door flanked by two glazed panels, allowing light to flood the generous entrance hall. Straight ahead is the gorgeous kitchen with central island and door to the rear garden. To the right is a door to the substantial dining room, semi open planned with the contemporary family room, with orangery roof lights and bifold to the gardens. There is a door to the integral garage from the dining room too, so handy for inclement weather and unloading shopping and children! Turning left from the entrance hall takes you to the study, and to the biggest and most lavish utility room ever, and on to the playroom and cleverly tucked away shower room. From this utility room there is also a door to a hallway and external door – this would make an ideal annexe entrance.

Future Proofed Living

The current owners have undertaken their improvements very thoroughly and completed a double storey extension of two bedrooms and bathroom to first floor along with a dining room, lounge, playroom & shower room to ground floor. This involved replacing the plumbing and wiring in the home along with new doors, windows, boiler and septic tank weeper system - this house can provide its new owners with a maintenance free, stress-free country life. The whole of the ground floor is tiled making for less dust and easy maintenance, plus creates a wonderful feeling of fluidity, connecting the older and extended parts to bring them together as one. Any carpeting has been inlaid, a stylish touch. There are many thoughtful contemporary touches to the interior design including LED lights within the huge orangery style roof in the family room, exclusive Venetian plaster behind the lounge log burner, set off the floor on its own plinth, again bringing style and panache. The newer kitchen was designed by the current owner to include two ovens and two warming drawers, quartz worktops, three dishwashers and undercounter fridge, but still allows space for a large USA style fridge freezer if required. Its easy to cater for a crowd here!



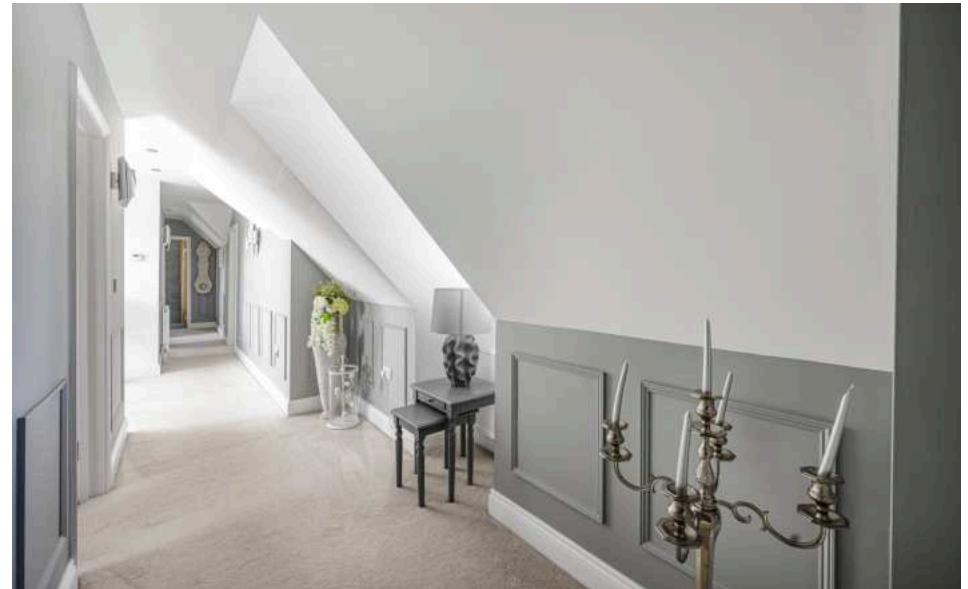


Space to Suit Your Needs

The current owners spend a lot of time in the large lounge with bifold doors to connect the inside/outside in the summer, easy to BBQ and socialise but still has that wonderful log burner to welcome all the family in winter. It has been a social home with Christmas seeing 25 people visiting – a huge table spilling out from the dining room into the lounge, and after lunch the kiddies gravitate to the playroom, older teens play games at the table and the adults can still chat whilst clearing up. There is even a delightful “book nook” outside the playroom for escaping to immerse yourself in fiction. The first floor offers space for guests to stay over too and indulge in the boutique hotel feel. The home has versatility to create an independent annexe by closing the door from the entrance hall to the utility kitchen. This room could easily be used as a complete kitchen, with the current playroom and shower serving as a bedroom and en-suite with the study becoming a snug TV room. The hallway from the kitchen offers a completely separate entrance to the annex. Whether using for multi-generational living with elderly parents, adult children, or creating an extra income the conversion would be simple to do.

Explore Upstairs

The stairs from the entrance hall lead to a spacious landing with clever use of roof lights to continue the theme of space and light. The sumptuous principal suite has so much space, complete with Juliet balcony for a welcome summer breeze and stylish ensuite with his and her sinks, huge walk-in shower with built in seat and a corner bath – this has the ambience of a boutique hotel, pure luxury with the additional benefit of low maintenance with no glass to clean. The two smaller bedrooms are currently the children’s rooms whilst the guest room, with an entire wall of storage for hanging clothes, sitting further away on the landing affording privacy. These three bedrooms are served by another elegant bathroom with freestanding bath and generous shower.

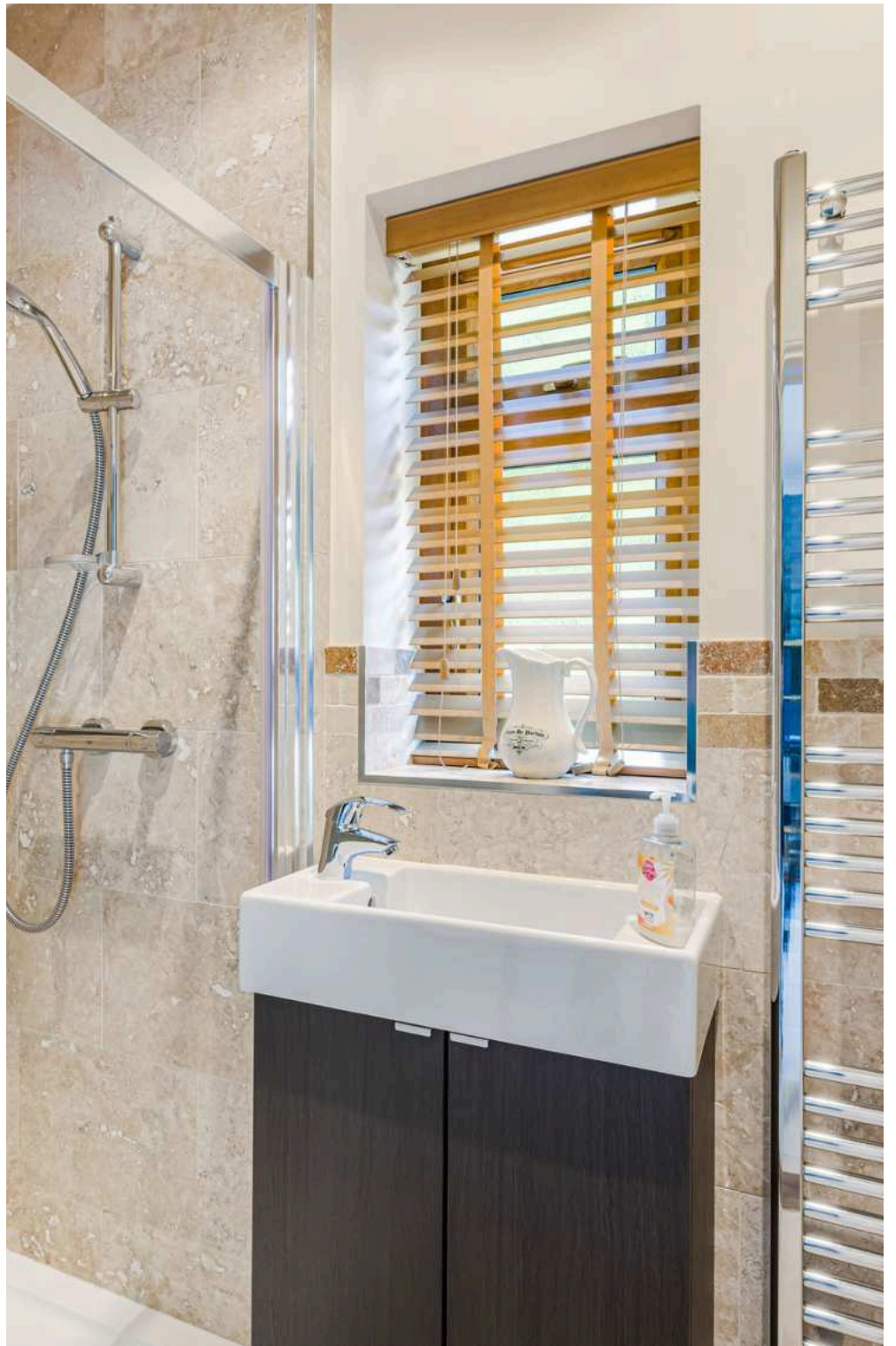


























Step Outside

Set back from the road hidden by mature hedging sits this handsome home approached by a large gravel driveway with integral double garage and plenty of parking space for visitors. The attractive and immaculate stone terrace stepped entrance, flows seamlessly around the side of the house where there is a practical storage space and log store and then to the rear of the home it stretches the width of the house, in a calming curved shape. This rear garden of approximately 0.5 acres is mainly laid to lawn but is complimented by mature trees and shrubs and of course the fluidity of the beautiful terrace, accessed by three separate rooms making the summer months a pure joy for playing outside, for alfresco entertaining and just enjoying this private garden to the full.

On The Doorstep

Nacton village is in an area designated as an Area of Outstanding Natural Beauty and offers the perfect rural retreat. Situated on the north bank of the River Orwell you can take riverside walks and enjoy water sports here. The village offers a variety of day-to-day amenities including a shop/post office, village primary school and a private preparatory school, with Broke Hall and Buckenham schools also nearby.



INFORMATION



How Far Is It To....

For day-to-day shopping Warren Heath retail village is two minutes' drive with a Sainsbury supermarket and other high street brand stores. Ipswich provides a variety of amenities including high street brands and supermarkets, a John Lewis and Waitrose, and no less than three theatres for culture vultures plus the main Ipswich Hospital is only ten minutes away. For outdoors entertainment the beach at Felixstowe with promenade, traditional beach huts and a fantastic Street Food collective is close by. There are multiple beautiful walking routes, and three golf courses are in easy reach at Ipswich, Felixstowe and Woodbridge whilst sailing on the Rivers Orwell and Deben are easily accessible with Levington Marina is only 3 miles away.

Directions:

From Woodbridge, take the A12 toward Ipswich. At the roundabout, go straight across onto the A1156 (into Ipswich). Approximately 1 mile along just past the Miller and Carter Steakhouse restaurant, there is a slip road on the right just after Elmham Drive. Brecklands is the fourth drive on the right-hand side.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///carry.customers.flows](https://www.what3words.com/)

Services, District Council and Tenure

Gas Fired Central Heating

Mains Electricity & Water

Drainage – Septic Tank

Broadband Available – please check www.openreach.com/fibre-checker

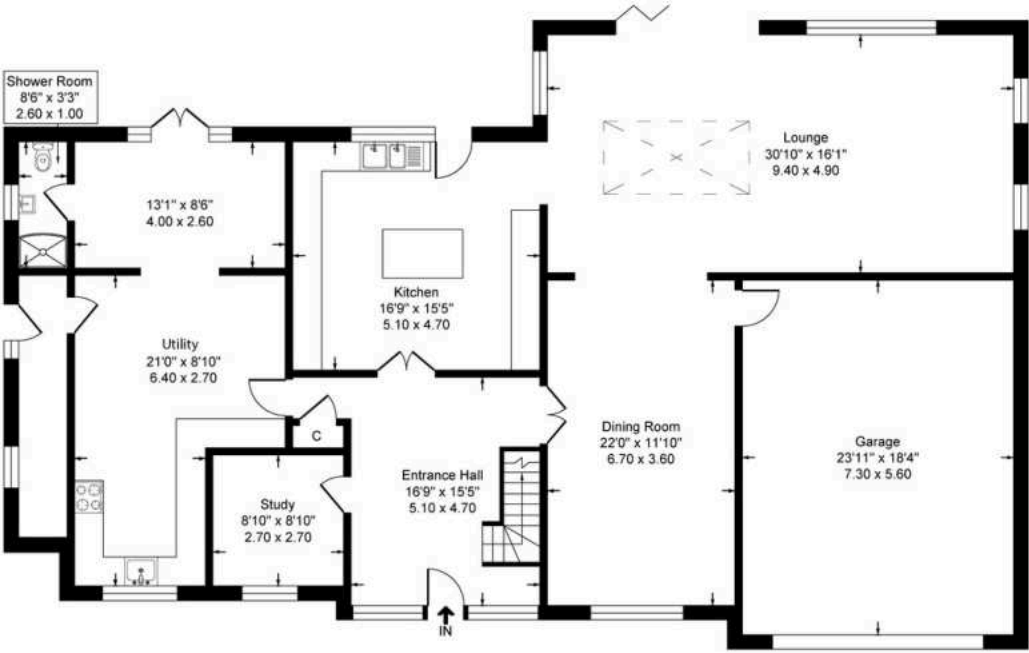
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check

East Suffolk District council – Band C – Freehold

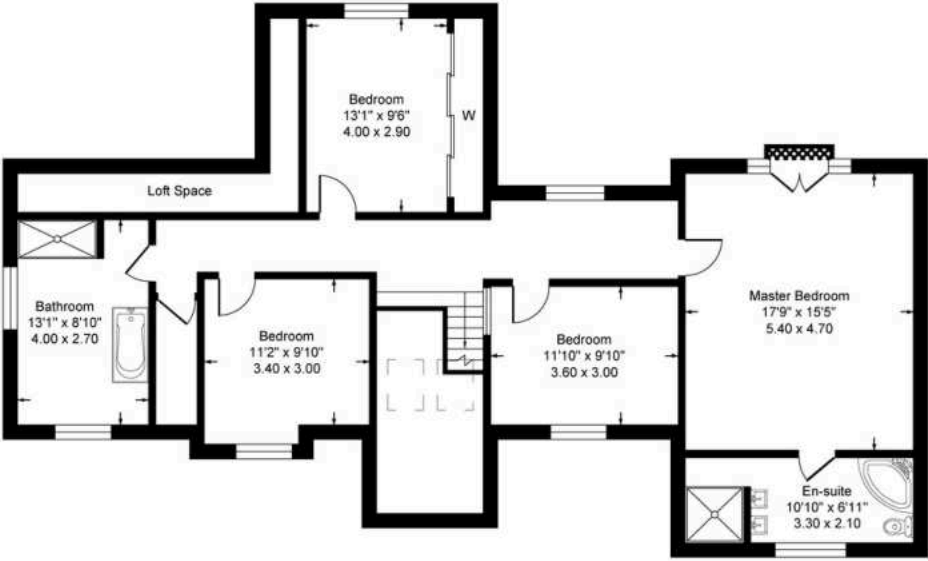
EPC -

Brecklands, Felixstowe Road, Nacton, IP10 0DF

Approximate Gross Internal Floor Area = 332.0 sq m / 3574 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Norfolk Country Properties. Registered in England and Wales
No. 06777456.

Registered Office - Blyth House, Rendham Road,
Saxmundham IP17 1WA

copyright © 2025 Fine & Country Ltd.



Fine & Country Foundation. charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation