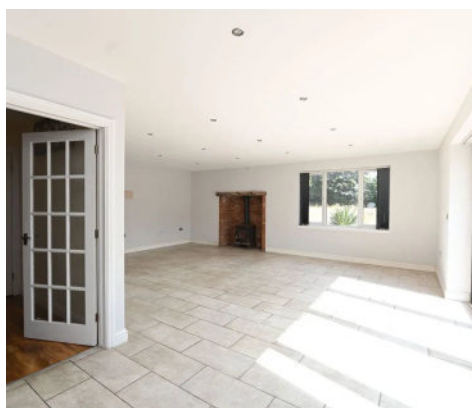




Moorlands, Elmham Drive, Nacton, Suffolk IP10 0DG

A detached, chalet style five-bedroom house, extending to over 3,200 sq. ft within grounds of 0.5 acres, adjoining the Suffolk Showground in Nacton.

Guide Price £599,500 Freehold

P7934/C



Summary

Entrance hall, reception room (snooker room), kitchen/breakfast room, living/dining room, sitting room, downstairs bedroom and shower room. Four first floor bedrooms, three with en-suites. Gardens with substantial driveway and parking. Double garage, studio, outbuilding and summerhouse.

Location

Moorlands is set well back from the Felixstowe Road, accessed via Elmham Drive, in the Parish of Nacton. Close by is the village of Levington, with its Marina and well regarded pub, The Ship. The centre of the County Town of Ipswich is 4 miles to the north-west, and with a population of over 150,000, offers all the day to day shopping and recreational facilities one would expect, together with very good schooling in both the state and private sectors. Ipswich and the surrounding area also benefit from good road links to London and the south-east via the A12 and M25, and the Midlands via the A14. Ipswich also offers a direct rail link to London with journey times taking just over the hour. The coastal town of Felixstowe, with its international container port, is approximately 7 miles to the south-east, whilst the popular and historic market town of Woodbridge is approximately 8 miles to the north-east.

Description

Moorlands is believed to date from the 1950s and has been substantially extended in more recent decades. The chalet style house is of brick and block construction with part brick and part rendered elevations under a tiled roof. The house offers substantial accommodation, particularly on the ground floor, extending to over 3,200 sq. ft. It is anticipated that a buyer will wish to carry out a general refurbishment programme. As well as the house, there is a useful studio, a double garage, outbuilding and summerhouse.

Entering through a front door is the hallway where doors lead off to the ground floor rooms and stairs rise to the first floor landing. There is a substantial dual aspect reception room which measures 27' x 17'4" and is home to a snooker table that can remain. In addition is a woodburning stove. A sliding door opens to a rear patio. The kitchen/breakfast room is fitted with high and low-level wall units and contains a range cooker with gas hobs, washing machine, dishwasher and granite effect work surface with one and a half bowl stainless steel sink. There are windows to the side and rear of the property overlooking a patio and the garden. As well as a door to the exterior, there is a pantry which is home to the gas-fired boiler.





Double doors from the kitchen/breakfast room lead to the living/dining room. This substantial dual aspect room has bifold doors opening to the patio and a window overlooking the rear garden. There is a brick fireplace which is home to a woodburning stove. In addition, on the ground floor is a dual aspect sitting room with bay window overlooking the front drive and windows to the side. It contains a woodburning stove. There is also a ground floor double bedroom with bay window to the front. In addition is a downstairs shower room which is fully tiled and comprises a WC, handwash basin with cupboard below and shower unit.

The first floor landing has a dormer window to the front of the property and access to the four first floor bedrooms.

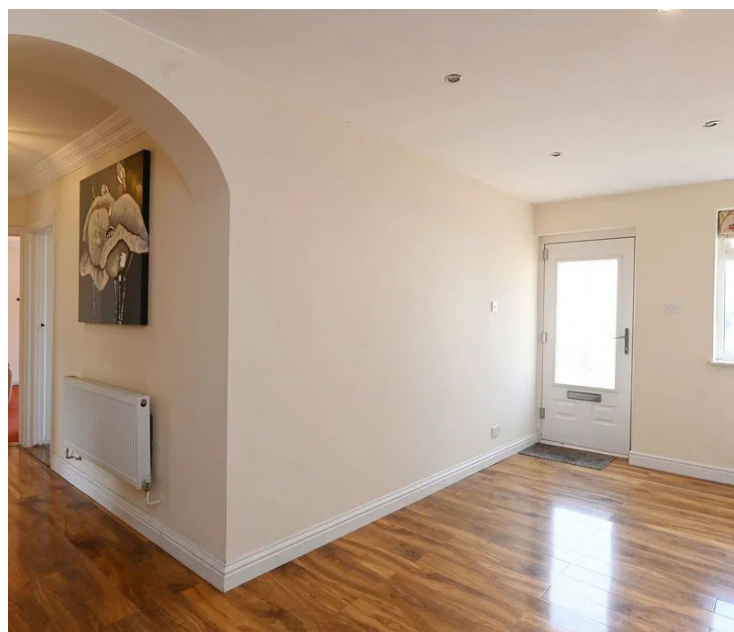
Bedroom one is a dual aspect double with views over the rear garden. There is a built-in wardrobe and a door to an en-suite bathroom comprising a WC, shower, bath and handwash basin. In addition is a Velux window. Bedroom two is a double with windows to the front and side of the property along with a built-in wardrobe and an en-suite shower room with WC, handwash basin, shower and Velux window. Bedroom three is a double with dormer window to the front, built-in wardrobes and a door to an en-suite shower room that has a WC, handwash basin with cupboard below, shower unit and window to the side. The fourth bedroom is a single with Velux window.

Outside

The property is approached from Elmham Drive via a brick paved in and out drive which provides ample off-road parking. Here there is also lawn and access to the double garage. This is of brick and block construction with part rendered elevations under a tiled roof. It has two up and over doors to the front, a window to one side and a personnel door to the rear. It measures 17'4 x 16'7. To the rear of this is a studio which is again of brick and block construction with rendered elevations. As well as a reception room that has a kitchenette, is a bedroom and wet room. To the rear of the house are two patio areas enclosed by shrubs and a mature fig tree. Beyond this is lawn where there is a large basic garden outbuilding with kitchenette and shower room. In addition is a summerhouse. In all, the property extends to approximately 0.5 acres.













Moorlands, Nacton

Approximate Gross Internal Area = 300.4 sq m / 3233 sq ft
Outbuilding / Garage = 52.8 sq m / 568 sq ft
Total = 353.2 sq m / 3801 sq ft



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Produced for Clarke and Simpson

Directions

From the Seven Hills A12/A14 junction roundabout, continue in a westerly direction along the A1156 Felixstowe Road. A short distance after the John Banks Honda garage and the Miller & Carter restaurant, take the next turning on your right into Elmham Drive. Continue along Elmham Drive bearing left where Moorlands will be found a short way along on the right hand side.

For those using the What3Words app: [///sprays.drawn.ignore](https://www.what3words.com/sprays.drawn.ignore)

Viewing Strictly by appointment with the agent.

Services Mains electricity and water. Private drainage system which we understand is connected to a drainage field and is therefore believed to comply with the current regulations. Gas-fired boiler serving the central heating and hot water system.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating C = (Copy available from the agents upon request).

Council Tax Band D; £2,268.49 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

August 2026





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