



The Rowans
Finneys Drift | Nacton | IP10 0HF

Effortless Living



Set along a quiet lane within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, this substantial four-bedroom bungalow combines generous proportions, adaptable living space and a wonderfully peaceful setting. Beautifully light throughout and thoughtfully arranged, the property balances open, sociable living areas with quieter bedroom accommodation, all designed in a way that makes day-to-day living feel remarkably easy.



KEY FEATURES

- Beautifully presented four-bedroom detached bungalow
- Peaceful countryside setting with open views
- Located within an Area of Outstanding Natural Beauty
- Wonderfully light, sociable living spaces
- Expansive mature gardens backing onto fields
- Versatile loft space with exciting potential
- Generous gravel driveway and double garage
- Within easy reach of Woodbridge and Ipswich

Set back behind a generous gravel driveway, the property sits within an established residential setting surrounded by mature trees and open countryside. To the rear, the outlook is particularly impressive, with the gardens backing directly onto open fields that shift beautifully with the seasons. Despite its distinctly rural feel, the location remains remarkably convenient - Martlesham, Woodbridge and the full range of amenities Ipswich has to offer are all within easy reach - and for commuters, Ipswich Station's direct services into London Liverpool Street in just over an hour put the city well within reach without compromising on the lifestyle on offer here.

Step Inside

One of the property's greatest strengths lies in how effortlessly the layout works. Thoughtfully designed with a natural sense of flow, the property balances open, sociable living spaces with quieter, more private areas, creating a home that feels both spacious and exceptionally comfortable. It's a layout that has served the current owners brilliantly over the past 14 years, with rooms positioned in a way that feels intuitive from the moment you step inside.





KEY FEATURES

As the owner explains, "One of the things that really appealed to us when we first viewed it was how instinctively the layout worked. You come through the front door and it immediately makes sense - the bedrooms and bathrooms are off to the right, which keeps things calm and private and the livelier rooms - the kitchen, the sitting room, the dining room - are to the left. There's a logical separation between the two and it makes the property incredibly easy to live in."

The sitting room runs the full depth of the property, giving it a dual aspect that keeps the room bright throughout the day. Doors at the rear open straight onto the garden, bringing in views of the outside and giving the space an easy connection to the patio in warmer months. A woodburner sits at the heart of the room, adding a quiet character and making the space feel particularly inviting once the evenings turn cooler.

The sitting and dining areas connect seamlessly, creating a generous L-shaped living space that feels open, sociable and easy to use. It's a layout that adapts naturally to everyday life, spacious enough for larger gatherings and family occasions, yet still comfortable for quieter evenings when the only plan is a takeaway and something good on television. The flow between the rooms gives the whole space a relaxed feel that really suits the property.





KEY FEATURES

The kitchen continues the same sense of sociability. Bright and well proportioned, it's fitted with sleek gloss units and centred around an island that naturally becomes the place everyone gravitates towards, whether that's helping with dinner or leaning there with a glass of wine while someone else cooks. There's ample workspace, generous storage and plenty of room to move around comfortably.

Beyond the kitchen, the utility room has been designed with everyday life firmly in mind, offering additional cabinetry, space for appliances, fixed airing rails, a generous pantry cupboard and direct access to the garden (ideal after muddy walks, gardening afternoons or dogs that have entirely ignored your request to avoid the flowerbeds).

Comfort and Calm

The bedrooms are located together on the right-hand side of the property, reinforcing the sense of separation between the quieter and more sociable areas of the home. All four rooms are well proportioned, with the largest overlooking the front, while the rear bedrooms enjoy views across the garden. One of the rear bedrooms opens directly onto the patio, making it an ideal study or hobby space - particularly for anyone who likes the idea of stepping outside with a coffee after a long afternoon at a desk.

The property also benefits from two bathrooms, including a stylishly updated suite renovated around four years ago. Finished with full tiling, the suite offers both a bath and separate shower, giving the space a clean, contemporary feel while remaining highly practical.













KEY FEATURES

Exploring Upstairs

Upstairs, the property reveals a hugely versatile additional floor that offers far more than simple loft storage. When the current owners purchased the bungalow, the space had already been converted into a substantial open-plan room, running the full length of the property. Since then, the owners have introduced partitioning to create a smaller room, well suited for use as a study, alongside a much larger area currently arranged as a gym.

What makes this space particularly appealing is the sheer amount of flexibility it offers. With the main structure already in place, there is scope to take the space further. Subject to the necessary permissions, dormer windows or a balcony could be added to replace the Velux windows currently fitted, while further partitioning could create additional bedrooms, work space or a self-contained guest or teenage area.

Whether used exactly as it is, or reimagined more extensively over time, it's a floor that gives the property an unusual amount of adaptability - something that becomes increasingly valuable as lifestyles and family needs evolve.







KEY FEATURES

Step Outside

The rear garden has been thoughtfully designed to create a space that feels both generous and wonderfully easy to enjoy. A wide paved terrace extends directly from the house, offering plenty of room for outdoor dining. Beyond the patio, the garden opens out into an impressive expanse of lawn framed by established trees, mature shrubs and carefully maintained borders, giving the garden a real sense of privacy and softness throughout the seasons.

Large enough for entertaining, family life or simply slowing the pace a little, the garden manages to feel both beautifully established and wonderfully easy to enjoy. Towards the rear, a greenhouse and summer house add another layer of versatility - whether pressed into service for serious gardening, a hobby space or simply somewhere to disappear with a coffee and a good book. A rear patio ensures the sun is never far away, whatever the time of day.

A more recently developed section of the garden incorporates six raised vegetable beds, creating a productive kitchen garden neatly positioned between the greenhouse and shed. Practicality has clearly been considered throughout too, with an armoured cable already connected to the summer house for anyone considering a more substantial garden room, workshop or studio space in future. Completing the picture is a detached double garage with lighting and power, adding yet more flexibility to a property that continues to offer more the further you explore it.







KEY FEATURES

About The Area

The property is set along a quiet, private road that serves only the properties along it - meaning through traffic is non-existent and the pace of life is set firmly to unhurried. Surrounded by the 120-field expanse of Home Farm and bordered by woodland with well-trodden footpaths, the walking from the doorstep alone is reason enough to move here. Nacton Shores is under a mile away via the fields and a choice of circular routes through the woodland at the end of road make a morning walk something to genuinely look forward to.

The village itself punches well above its weight for community spirit. Nacton Primary School is just a five minute walk and the village hall hosts an impressive rotation of classes, clubs, coffee mornings and a pop-up pub that has become something of a local institution.

How Far Is It To...

For those moments when the countryside calls you back to civilisation, convenience is close at hand. Sainsbury's is just 2.4 miles away, with Waitrose at Martlesham only slightly further at 2.8 miles, while a wide choice of shops, restaurants and retail parks are all within easy reach. The thatched Levington Ship pub is a particular local favourite.

The pretty market town of Woodbridge lies approximately 8 miles away - a thriving, historic town with independent shops, cafés, restaurants and a bustling riverside quay. Meanwhile, Felixstowe is around 7.9 miles away, where sandy beaches, a long promenade, a pier and a good range of eateries create a classic British seaside destination that is enjoyed year-round.







INFORMATION



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Services, District Council and Tenure

Mains electricity, water and drainage

Gas central heating

Broadband - fibre to the cabinet

Mobile Phone Reception - Visit [www. ofcom.org.uk](http://www.ofcom.org.uk) to check

East Suffolk District Council - Band G

Tenure: Freehold

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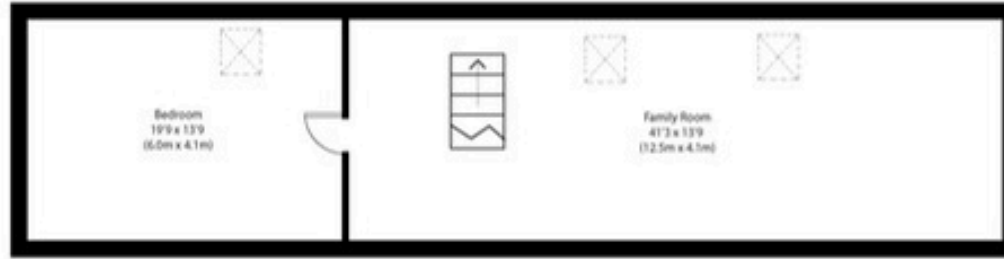
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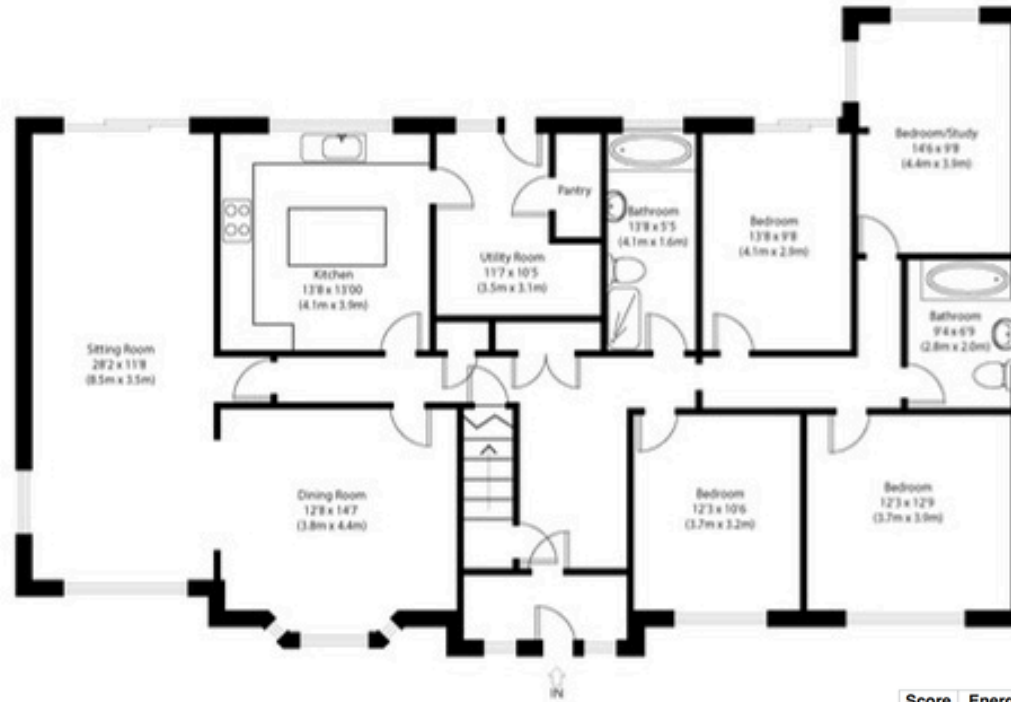


Approximate Gross Internal Area
 Main House 2655 sq ft (247 sq m)
 Outbuildings 520 sq ft (48 sq m)
 Total 3175 sq ft (295 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent measurement of the property in respect of monetary valuation. Copyright: www.photofloorplans.co.uk



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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