



4 Amberfield Mews
Nacton | Ipswich | Suffolk | IP10 0FH

 FINE & COUNTRY

Luxury Parkland Living



Fine and Country are proud to offer a rare opportunity to acquire this wonderful bungalow located in the prestigious village of Nacton. Situated in the grounds of the former Amberfield private school, a highly sought-after development of luxury apartments and mews cottages for the over 55s in a wonderful parkland setting.



KEY FEATURES

- Chain Free
- Exclusive over 55s Amberfield development
- Beautifully presented single-storey home with high ceilings
- Stunning kitchen/dining room with island and lantern roof
- Elegant sitting room with marble fireplace and garden views
- Spacious principal suite with luxury en suite bathroom
- Private, south-westerly facing garden with summerhouse
- Allocated parking plus visitor spaces nearby
- Peaceful parkland setting close to Ipswich and Woodbridge

Step Inside

Set within the beautifully landscaped grounds of the former Amberfield Private School, this exclusive community offers luxury living for the over 55s in a serene parkland setting. Designed and finished to an impeccable standard, this home combines timeless style with modern comfort, offering spacious, light-filled interiors, elegant features and a tranquil private garden.

Behind the home's discreet façade lies a beautifully proportioned interior with high coved ceilings and a wonderful sense of light and space throughout. The impressive reception hall leads through to the main living areas, creating a superb flow between rooms. The sitting room is refined yet inviting, featuring an elegant marble fireplace and views over the private rear garden and surrounding woodland - the perfect place to relax in comfort.





KEY FEATURES

Double doors lead through to a showstopping kitchen and dining room - a true highlight of the home. Finished in classic Shaker-style cabinetry with premium Neff and AEG integrated appliances, this space has been designed for both everyday living and entertaining. A large central island forms the heart of the room, while the glazed lantern ceiling and wide patio doors flood the area with natural light. The space opens directly onto a sunlit terrace, ideal for alfresco dining and gatherings with family or friends.



Outdoor Living

The principal bedroom suite is a generous, stylish retreat with built-in wardrobes and a luxurious en suite bathroom featuring a bath, separate rainfall shower, and contemporary fittings. The second bedroom, also spacious with high ceilings, is served by a beautifully appointed shower room.

The private, south-westerly facing garden provides a haven of peace and privacy, bordered by mature shrubs and interspersed with fruit trees. A paved terrace offers space for outdoor dining, while a summerhouse sits gracefully at the end of the garden. The property also benefits from dedicated parking immediately outside, with additional visitor parking nearby. Residents also enjoy use of the beautifully maintained communal gardens within the development.

















KEY FEATURES

How Far Is It To....

Amberfield occupies a prime position in Nacton - an idyllic village east of Ipswich and close to Woodbridge. The A12 and A14 provide convenient connections to London and nearby towns, while Ipswich station offers direct rail services to the capital. The area combines rural tranquillity with easy access to amenities, including Ipswich Hospital, John Lewis, Waitrose, and a variety of theatres, restaurants, and leisure pursuits. Sailing enthusiasts will appreciate the proximity to both the Rivers Orwell and Deben, with Levington Marina just a few miles away.









INFORMATION



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... //imparting.banks.deliver

Services, District Council and Tenure

We understand from the Vendor that all mains services are connected to the property.

We are advised that there is an annual service charge of £957.70 (£79.80 per month) for the maintenance and landscaping of the beautiful Amberfield communal gardens and grounds.

Broadband Available – Please check www.openreach.com/fibre-checker
Mobile Phone Reception - Please see www.ofcom.org.uk to check
East Suffolk Council – Band D
Freehold

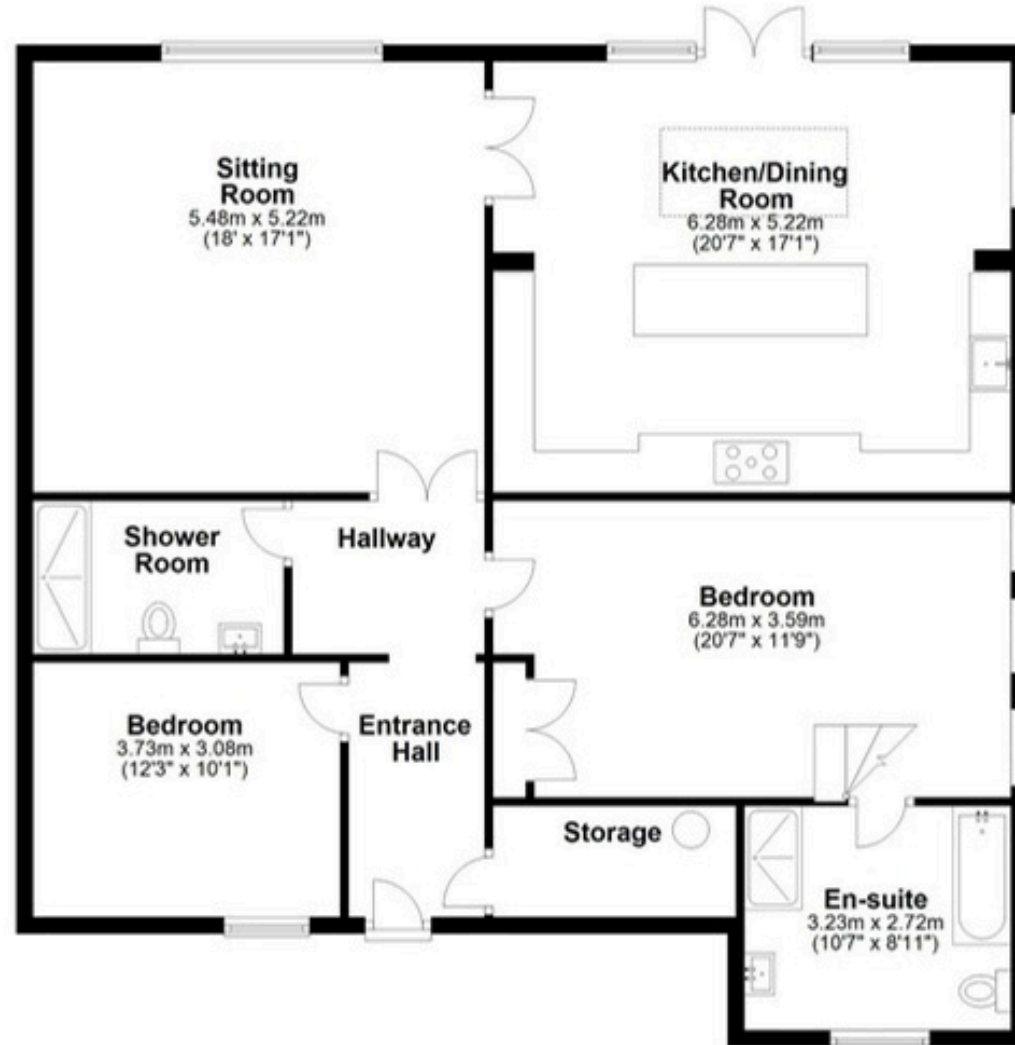
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Ground Floor

Approx. 127.2 sq. metres (1369.7 sq. feet)



Total area: approx. 127.2 sq. metres (1369.7 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 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.



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.

THE FINE & COUNTRY
FOUNDATION

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Striving to relieve homelessness.

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



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