

# Foxhall



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## Fenny Bentley, Finneys Drift

Nacton, Ipswich, IP10 0HF

Offers in excess of £675,000



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## Summary Continued

The adjacent dining area also has double doors opening out onto the rear garden. There is also a boiler room with a wall mounted regularly serviced gas fired boiler, water tank and water softener. The inner hallway services a separate ground floor shower room, utility room and large study which could also be used as a sixth bedroom if required.

There is an impressive galleried style landing with two further large double bedrooms to the first floor and a store room with sloping ceiling.

The current owner has thoroughly enjoyed living at the property for the past 28 years.

## Front Garden

An extremely impressive large block paved driveway providing off road parking for numerous vehicles. This in turn leads to the twin garage and front entrance door.

The seller has maintained the gardens to a very high standard with the assistance of a professional gardener, the lawns, flower beds, shrubs and trees have all been meticulously maintained and is one of the major selling points of the property.

Situated in grounds of one third of an acre the front and side gardens are neatly enclosed by hedging spanning the right hand side of the property and there is beautiful adjacent woodland and wildlife pond area.

## Entrance Hall

Glazed side panels and wooden glazed door through to reception hallway, radiator and doors to the lounge, two bedrooms, family bathroom and bedroom three.

## Lounge

19'4" x 16'0" (5.9 x 4.9)

A large, impressive dual aspect room with a southerly facing window to front and sliding double glazed patio doors to side allowing plenty of natural light, wall light points and with feature exposed brick chimney breast incorporating gas fire, cornicing and decorative frieze.

## Kitchen / Breakfast Room

22'6" (max) x 18'6" (max) (6.86 (max) x 5.65 (max))

An excellent range of fitted units comprising ample base drawers, cupboards and eye level units with double oven, hob and Neff extractor hood over, integrated dishwasher, integrated fridge freezer, dresser unit, one and a half bowl sink unit, ample worksurfaces incorporating breakfast bar, part tiled walls, tiled floor, southerly facing window to front making this a very bright and sunny room throughout the day. Door to boiler room, wooden doors opening out into the patio and garden area, tiled flooring and double doors leading to the rear hallway.

## Dining Room / Bedroom Five

This room provides versatility to be used as a separate dining room or as an additional bedroom which is how the current owners are using this room.

## The Boiler Room

A large walk in airing cupboard/boiler room which is a superb area for drying washing comprising an Ideal Classic wall mounted gas fired boiler (annually serviced by Parish and Mellor) Mega Flow system airing cupboard tank plus water softener.

## Bedroom One

An extensive range of built in bedroom furniture including wooden wardrobe doors, radiator and window to rear overlooking the garden.

### **En-Suite**

A very impressive modern replacement suite in contemporary style with bath, separate corner double walk in shower enclosure with rainfall shower over, vanity wash hand basin with cupboards beneath, adjacent work surfaces, low level W.C., fully tiled walls, recessed ceiling spotlights, underfloor heating, tiled flooring, chrome heated towel rail and window to side.

### **Bedroom Two**

Extensive built in wardrobes with solid wood fronted doors, radiator and window to side.

### **Family Bathroom**

A modern replacement suite comprising bath, vanity wash hand basin, low flush W.C., fitted towel rail, tiled walls and flooring, extractor fan, recessed ceiling spotlights and window to rear.

### **Rear Hallway**

Tiled flooring, a large radiator, stairs rising to first floor with feature balustrading, door to rear garden and doors to study, utility room and shower room, wall lights and an under stairs storage area. Door to garage.

### **Study / Bedroom Six**

12'9" x 7'10" (3.9 x 2.4)

Window to rear, radiator.

### **Utility Room**

One and a half bowl sink unit with cupboards below, eye level cupboards, space and plumbing for washing machine, space for tumble dryer, ample work surfaces with tiling, window to rear overlooking the rear garden.

### **Shower Room**

Vanity wash hand basin, low level W.C., walk in shower enclosure, fully tiled walls and flooring, shaver light and high level window to side.

### **First Floor Landing**

A feature galleried landing with access to eaves storage cupboard, access to the loft hatch, westerly facing roof light window to side making this a light and airy space.

### **Bedroom Three**

13'11 x 12'4 (4.24m x 3.76m)

Radiator, two doors to eaves storage cupboards and window to rear with beautiful views over the garden.

### **Bedroom Four**

17'8 x 11'11 (5.38m x 3.63m)

A large double bedroom with laminate flooring, eaves storage cupboard, radiator and window to front (south) making this a very pleasant and sunny room.

### **Store Room**

20'11" x 10'5" (6.4 x 3.2)

Two roof light windows to rear, door to eaves cupboard plus walk in access to the remaining part of the loft space which is partially boarded supplied with light and power.

### **Rear Garden**

The rear garden commences with a large patio area which is sheltered and provides a real sun trap at various points during the day. The garden is completely unoverlooked and backs onto fields and secluded to the left with high hedging. There are inset flower and shrub borders with established birch tree.

### **Garage**

Hormann sectional garage doors powered by Promatic 3 Twin electrically operated, supplied with light and power, extended work-surface area at one end with workbench and shelving.

### **Workshop**

18' x 14'10 (5.49m x 4.52m)

A good size workshop with sturdy double entrance wooden doors. The workshop is of brick construction with timber above up to one meter in height supplied with power and light, ample eaves storage space, with workbenches and work surfaces.

### **The Sought After Village of Nacton and Surrounding**

Fenny Bentley is at the end of a private road with a footpath which leads to the former Amberfield school and back to The Street at Nacton. The position of this property makes this ideal for anyone with dogs or children. Also in the neighbouring village of Levington is a very popular and lively marina, livery stables and arena and public house. The Ship Inn is a well known 16th Century smugglers inn.

The property offers the absolute best of countryside living with its quiet secluded private location and completely unoverlooked south facing rear garden. Situated only a five minute drive away onto the A14/A12 interchange and only a potentially fifteen minute drive into Ipswich town centre, waterfront area and mainline railway station.

The delights of Nacton Shores with walks on the banks of the river Orwell alongside Broke Hall at Nacton is only a short walk away.

Nacton village furthermore can be accessed from both sides, in one direction within a five minute drive is the Ransomes Europark and retail with additional access onto the A14 leading straight onto the Orwell Bridge. There is a David Lloyd Leisure Centre here plus a range

of restaurants and pubs, John Lewis, Waitrose, B & Q and a number of other retailers.

Nacton has its own village hall with active social nights, craft events and quiz nights. There is also a pop up pub and farm shop with honesty box. There is an active cricket club with nets and the Victoria playing fields with play equipment ideal for children. The local Nacton Church of England primary school has a good Ofsted rating and is only 200 yards away. Furthermore, Independent Orwell Park High School with a total of 286 pupils is within half a mile.

### Agents Note

Tenure - Freehold

Council Tax Band F

Please note that Finneys Drift is a private road (Fenny Bentley is the last property at the end of Finneys Drift) and is shared with a number of properties.

There is an informal agreement which exists between the residents of the other properties on Finney's Drift with regards to the maintenance and up keep of this private road.

For further information, please contact us as the sole selling agent.













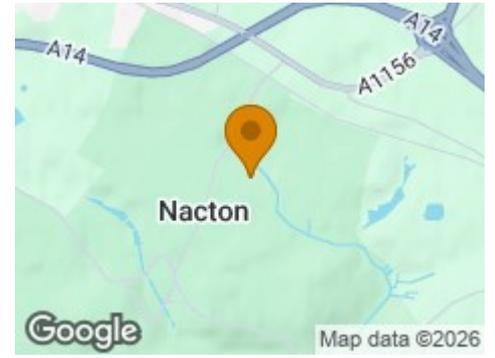
## Road Map



## Hybrid Map



## Terrain Map



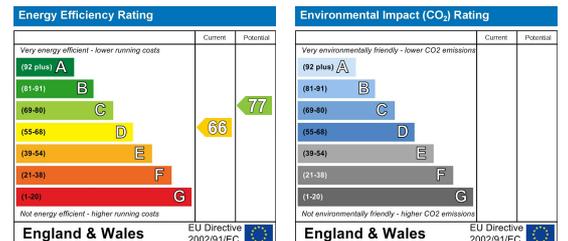
## Floor Plan



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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