



**Wagtail Drive, STOWMARKET IP14 5GH**

**welcome to**

## **Wagtail Drive, STOWMARKET**

NO CHAIN! Exceptional upgraded detached home on a large corner plot with enhanced privacy, featuring a high-spec energy system (vaillant heat pump, 20-panel solar & battery) delivering very low running costs. Includes a superb principal suite, extensive parking, garage & garden. Call to view now!

### **Wagtail Drive**

This remarkable property, distinguished by its prime location and significant energy-efficient enhancements, offers exceptional value. It includes a Vaillant air source heat pump, a 20-panel solar array with battery storage, a SigEnergy whole-house backup system, and EV charging, resulting in notably low running costs (EPC A) and backup power capabilities. The system allows full energy export to the grid, providing additional energy credits. The property has been freshly redecorated and recarpeted, enhancing its move-in ready status.

Spanning approximately 1,980 sq ft, this impressive three-storey home features full-height floors with well-proportioned rooms, perfect for modern family living.

The ground floor includes a welcoming entrance hall, a spacious reception/dining room, a dedicated study, and a well-appointed kitchen. The kitchen boasts integrated appliances, a range cooker, and flows into a breakfast area with patio doors opening to the garden. A separate utility room complements the kitchen, providing direct garden access.

The first floor offers a generous additional living room, ideal as a family or media room, and two well-proportioned bedrooms. One bedroom includes an ensuite shower room and a fitted double wardrobe, alongside a separate family bathroom.

The second floor features three more bedrooms, including one with an ensuite shower room and a fitted double wardrobe. The principal bedroom suite stands out with three fitted double wardrobes, a dressing area, and an ensuite bathroom with both a corner bath and separate shower. This floor also provides access to a loft space with ample head height for storage.

The rear garden is designed for low maintenance, offering excellent space for relaxation and entertaining. It includes a substantial patio, extensive decking, and a versatile summer house with power. The garden ensures privacy and minimal overlooking, making it an ideal outdoor retreat.

### **Entrance Hall**

Stairs rising to the first floor, radiator, tiled flooring and doors leading to:

### **Cloakroom**

Fitted with low level WC and hand basin, half-height tiled walls, extractor fan and tiled flooring.

### **Study**

Dual aspect with bay window to front and additional window to side, radiator and carpeted flooring. A well-proportioned and versatile space ideal for home working.

### **Reception / Dining Room**

Two windows to side, providing good natural light, two radiators and carpeted flooring. A flexible reception space suitable for formal dining or additional family living.

### **Kitchen / Breakfast Room**

Well-appointed kitchen fitted with a range of high and low level units incorporating a 1.5 bowl sink with drainer, integrated dishwasher and fridge/freezer, and range cooker with extractor hood over. Half-height tiling and tiled flooring.

Open plan into the breakfast area, a bright dual aspect space with a bay window to the front and sliding patio doors to the side opening onto the rear garden, creating an excellent environment for everyday living and entertaining.

### **Utility Room**

Fitted with base units and matching cabinetry, incorporating sink and drainer and integrated washing machine. Half-height tiling and tiled flooring. Door providing direct access to the garden.

### **First Floor Landing**

Window to rear, radiator, stairs rising to second floor, carpeted flooring, doors to:





### **Living Room**

A spacious dual aspect reception room with window to front and three windows to side, allowing for excellent natural light, three radiators, a feature fireplace with electric fire inset and carpeted flooring.

### **Bedroom Two**

Window to side, radiator, fitted double wardrobe, carpeted flooring, door to:

### **Ensuite**

Shower cubicle, low level WC, hand basin, radiator, extractor fan, frosted window to side and vinyl flooring.

### **Bedroom Five**

Dual aspect with windows to front and side, radiator and carpeted flooring.

### **Family Bathroom**

Fitted with panelled bath, hand basin and low level WC, radiator, extractor fan, frosted window to front, half-height tiling and tiled flooring.

### **Second Floor Landing**

Window to rear, radiator, airing cupboard, doors to all rooms, carpeted flooring and access to loft space.

### **Principal Bedroom Suite Bedroom One**

Two windows to side, two radiators, carpeted flooring opening into:

### **Dressing Area**

Dual aspect with windows to front and side, radiator. The suite further benefits from three fitted double wardrobes and access to:

### **Ensuite**

Fitted with corner bath, separate shower cubicle, low level WC, hand basin, radiator, extractor fan, frosted window to front and vinyl flooring.

### **Bedroom Three**

Window to side, radiator, fitted double wardrobe, carpeted flooring, door to:

### **Ensuite**

Shower cubicle, low level WC, hand basin, radiator, extractor fan, frosted window to side and vinyl flooring.

### **Bedroom Four**

Dual aspect with windows to front and side, radiator and carpeted flooring.

### **Outside**

To the front, the property is approached via a garden with central pathway leading to the entrance.

A fully tarmac driveway to the side provides extensive off-road parking for 3-4 vehicles and leads to a good-sized garage, with up-and-over door to the front and pedestrian door to the rear. The garage benefits from power with upgraded electrics including additional sockets and lights, making it a highly versatile space.

The driveway also benefits from an EV charging point and an external power socket.

### **Rear Garden**

The rear garden is fully enclosed and designed for low maintenance, featuring a substantial patio area to the rear and side, raised beds, and a good-sized decked seating area, along with a section of artificial lawn.

An attractive dual aspect timber summer house (2.90m x 2.31m) with windows to front and side, double doors, and power and lighting connected provides a versatile additional space, ideal for home working, hobbies, or relaxation.

The garden also benefits from external power sockets, an external water supply, and power connected to a water feature. A good degree of privacy is enjoyed throughout, creating a highly usable outdoor environment.



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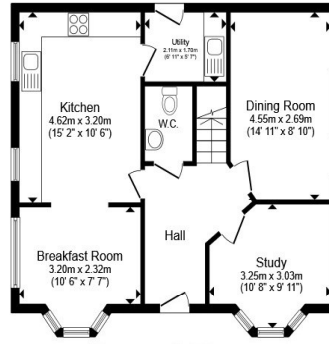
## Wagtail Drive, STOWMARKET

- Vaillant heat pump, 20-panel solar & EV charging (low running costs)
- Large corner plot with enhanced privacy
- Good-sized garage with 3-4 off street parking spaces
- Principal suite with dressing area & full ensuite
- Ensuites to two further bedrooms, family bathroom & cloakroom

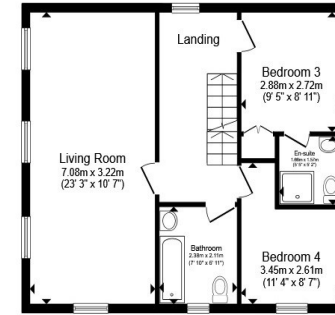
Tenure: Freehold EPC Rating: A

Council Tax Band: E

**£475,000**



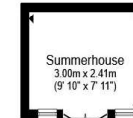
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 185.4 m<sup>2</sup> (1,995 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
SMK105122 - 0016

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