



Wagtail Drive, Stowmarket, IP14 5GH

welcome to

Wagtail Drive, Stowmarket

In the highly sought-after Cedars Park Development, this well-presented three-storey end townhouse features three good-sized bedrooms with option for a fourth bedroom, two reception rooms, Juliet balconies, recently renovated en-suite & bathroom, built-in wardrobe & garage & driveway to front.

Stowmarket

Stowmarket is a charming market town that beautifully blends historical allure with modern amenities. Known for its picturesque landscapes and welcoming community, this quaint town offers a perfect balance of rural tranquillity and urban convenience.

The town is home to several historic landmarks, including the magnificent St. Peter and St. Mary's Church and the Food Museum, which offers a fascinating glimpse into the region's past. The town centre retains its traditional charm, with a delightful mix of period architecture and modern buildings.

Regular local events, farmer's markets, and community gatherings foster a welcoming and inclusive atmosphere. The town's vibrant cultural scene includes theatres, art galleries, and musical performances that cater to diverse tastes and interests.

Stowmarket is well-connected, making it an attractive location for commuters. The town's railway station offers frequent services to London, Cambridge, and Norwich, ensuring that residents can easily access major cities for work or leisure. Additionally, the nearby A14 provides convenient road links to the rest of the country.

The town offers a variety of amenities, supermarkets, and a range of local shops and boutiques. Stowmarket's educational facilities are highly regarded, with several primary and secondary schools available to residents. Additionally, healthcare services are readily accessible, with local clinics and a hospital nearby.

Wagtail Drive

Welcome to this well-presented three-storey end townhouse situated in the desirable Cedars Park Development. This property is part of the exclusive Pendeen collection, one of the nine original homes built in the area. Blending style with practicality, this delightful residence is an ideal family home.

As you step inside, you're greeted by a welcoming entrance hall with stairs ascending to the first floor. The kitchen is equipped with a stable door leading to the rear garden, a variety of wall and base units, an electric oven paired with a gas hob and cooker hood, an integrated fridge freezer, and includes both a washing machine and a tumble dryer. Adjacent to the kitchen, the dining room offers a convenient understairs cupboard, while the ground floor is completed by a practical cloakroom with a two-piece suite.

The first floor boasts a spacious living room, featuring a charming Juliet balcony, and a cosy fireplace with an elegant surround. A bedroom on this level also enjoys the charm of a Juliet balcony, bringing in natural light and character.

On the second-floor landing, you'll find access to the loft and an airing cupboard. The master bedroom is equipped with a built-in wardrobe and features a recently renovated en-suite bathroom that includes a modern three-piece suite. Similarly, the family bathroom has also been recently updated with a contemporary three-piece suite. Completing this floor is a third bedroom, offering additional space and comfort.

The rear garden is a tranquil retreat, enclosed by fencing and accessible through a side gate. It features a well-maintained lawn, a patio ideal for outdoor gatherings, and beautifully landscaped shrubbery borders. A garage adds extra convenience, and a driveway at the front ensures ample parking. Hedge borders and a pathway lead you to the inviting front door.





Accommodation

Entrance Hall

Part glazed front door, stairs to first floor, radiator and vinyl flooring.

Kitchen/Breakfast Room

Windows to front and side and Stable door to rear garden, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with gas hob and cooker hood over, integrated fridge freezer, also including washing machine and tumble dryer, spotlights, radiator and vinyl flooring.

Sitting/Dining Room

Windows to front and side, understairs cupboard, two radiators and vinyl flooring.

Downstairs Cloakroom

Fitted with a low level WC and pedestal hand wash basin with mixer tap, part tiled walls, extractor fan, radiator and vinyl flooring.

First Floor Landing

Window to front, stairs to second floor, radiator, wall lights and carpeted flooring.

Living Room

Juliet balcony to front, windows to front and side, electric fire and surround, two radiators and carpeted flooring.

Bedroom Three

Juliet balcony to front, window to side, radiator and carpeted flooring.

Second Floor Landing

Two windows to front, access to loft, airing cupboard and carpeted flooring.

Bedroom One

Window to side, built in wardrobe, radiator and carpeted flooring.

En-Suite

Fitted with a suite comprising a shower cubicle, vanity sink with mixer tap and low level WC, spotlights, extractor fan, fully tiled walls, heated towel rail and wood laminate flooring.

Bedroom Two

Window to side, radiator and carpeted flooring.

Family Bathroom

Fitted with a suite comprising a panelled bath with dual shower heads and screen, vanity sink with mixer tap and low level WC, spotlights, extractor fan, part tiled walls, heated towel rail and vinyl flooring.

Outside

Front Garden

Hedge borders and path to front door.

Rear Garden

Fence enclosed with side access gate, patio and lawn areas, flower and shrubbery borders, outside light and tap.

Garage

Up and over door, power and lighting. Driveway to front.

Agents Notes

Gipping Estate Management: £150 Per Annum.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/SMK105382



welcome to

Wagtail Drive, Stowmarket

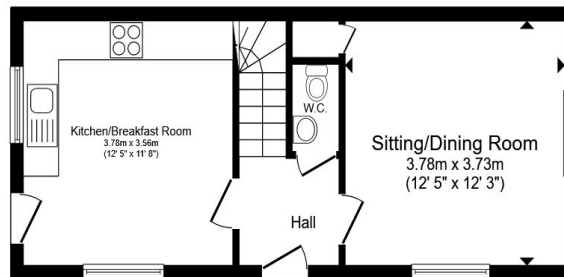
- Three-Storey End Townhouse
- Three Well-Appointed Bedrooms With Option For Fourth Bedroom
- Recently Renovated En-Suite & Bathroom
- Juliet Balconies on Bedroom Three & Living Room
- Integrated Kitchen with Modern Appliances

Tenure: Freehold EPC Rating: C

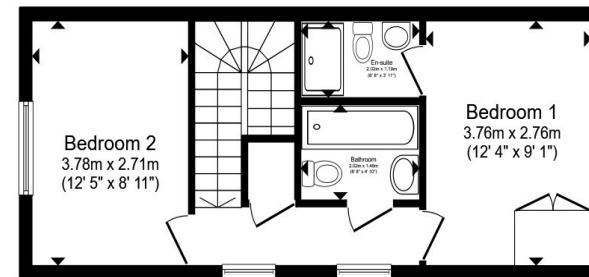
Council Tax Band: C

guide price

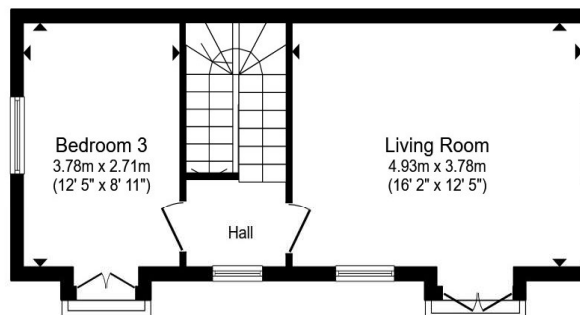
£280,000



Ground Floor



Second Floor



First Floor

Total floor area 107.2 m² (1,154 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


william
h brown

view this property online williamhbrown.co.uk/Property/SMK105382



Property Ref:
SMK105382 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01449 614459



stowmarket@williamhbrown.co.uk



10 Wilkes Way, STOWMARKET, Suffolk, IP14
1DE



williamhbrown.co.uk