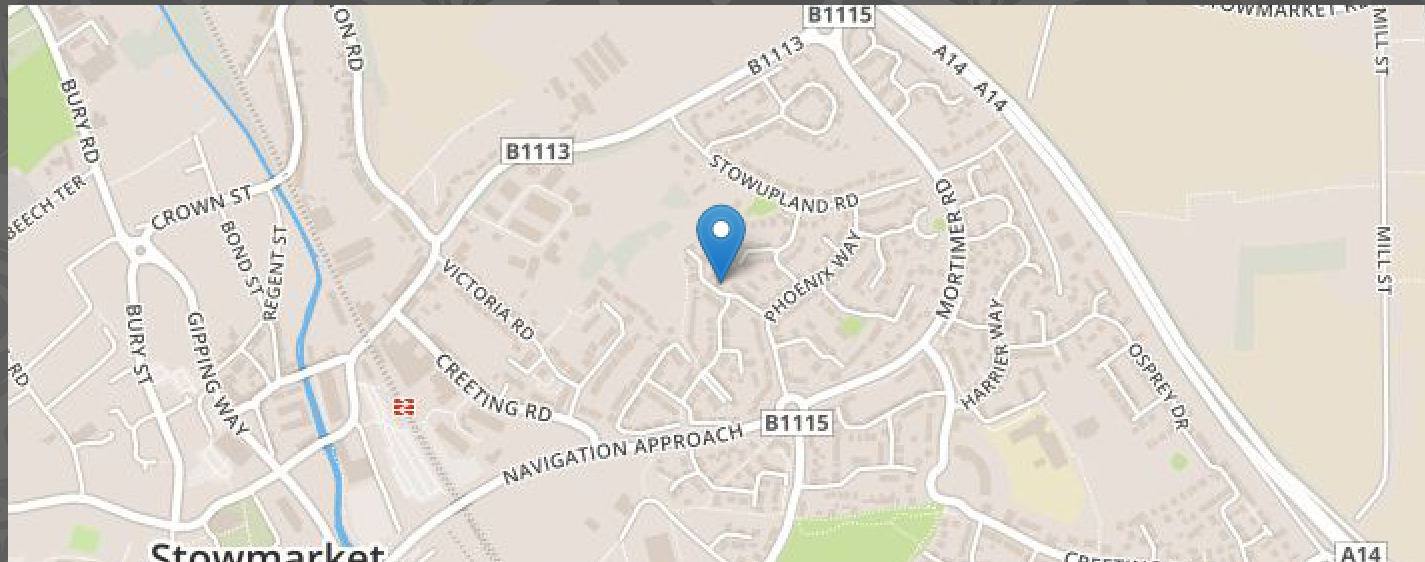


## Wagtail Drive, Stowmarket



- REDUCED FOR A QUICK SALE
- CEDARS PARK DEVELOPMENT IN STOWMARKET
- GROUND FLOOR CLOAKROOM
- THREE ENSUITE BATHROOMS
- DOUBLE LENGTH TANDEM GARAGE
- PRIVATE DRIVEWAY - NO THROUGH TRAFFIC
- COMPLETE UPWARD CHAIN
- FIVE BEDROOMED DETACHED HOUSE
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING FOR TWO CARS

# MARKS & MANN

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### OPENING HOURS

Monday to Friday 8.00am - 8.00pm

Saturday 8.00am - 4.30pm

Sunday 10.00am - 12.00pm

# MARKS & MANN



## Wagtail Drive, Stowmarket

Ideal family home on the highly sought after Cedars Park Development of Stowmarket. The property is situated within close proximity to the town centre and a range of local amenities, including a local train station, a library and a large Tesco superstore situated a short walk away on the edge of the development. The location of this property also benefits from easy access to the A14 and falls into the school catchment area for Cedars Park Primary and Stowupland High School. This three storey home benefits from a wealth of features including a ground floor cloakroom, two reception rooms and a fitted kitchen with a number of integral appliances. The first floor comprises of three bedrooms, two of which benefit from their own ensuite bathrooms, along with a family bathroom and stairs leading to the second floor. The two remaining bedrooms can be found on the second floor with an additional ensuite shower room and an airing cupboard. The rear of the property houses a spacious and well kept enclosed rear garden with an outside tap, laid to lawn with patio and decking areas. This property also benefits from a double length tandem garage with multiple power sockets and interior light and an up and over door to front. There are two parking spaces, one outside the garage and another one a separate block paved driveway on the opposite side of the property. The property is served by gas central heating via radiators, is double glazed throughout and also additionally benefits from owned fitted solar panels. In the valuer's opinion, the property is very well presented and early viewing is highly recommended.

## £360,000



# Wagtail Drive, Stowmarket

## Front Aspect

Double length tandem garage to side with off road parking space and security light plus separate block paved driveway. Shrub borders. Path leading to front door. Entrance door to property.

## Entrance Hallway

Oak flooring. Stairs leading to first floor. Two radiators. Coved ceiling. Under stairs cupboard. Doors leading to:

## Cloakroom

Low level WC. Double glazed window to rear. Pedestal wash basin. Part tiled splashbacks. Oak flooring.

## Lounge

5.98m x 3.51m (19' 7" x 11' 6")  
French doors to rear. Two radiators. Coved ceiling. Fireplace with Gas Jet fire. Double glazed window to front.

## Dining Room

3.82m x 2.57m (12' 6" x 8' 5")  
Oak flooring. Double glazed window to front. Radiator.

## Kitchen

4.14m x 3.89m (13' 7" x 12' 9")  
Built in washing machine. Integrated fridge/freezer. Tiled flooring. Built in dishwasher. Inset spotlighting. Range cooker with double oven. Double glazed window to rear, one and a quarter bowl stainless steel sink unit. Wall and floor mounted units. Radiator.

## First Floor Landing

Stairs leading to second floor. Doors leading to.

## Bedroom One

3.64m x 3.44m (11' 11" x 11' 3")  
Double glazed window to front. Radiator. Built in double wardrobe. Built in triple wardrobe. Door leading to:

## Ensuite

Double glazed window to rear. Radiator. Low level WC. Pedestal wash basin. Double shower. Inset spotlighting. Part tiled splashbacks.

## Bedroom Two

3.90m x 3.25m (12' 10" x 10' 8")  
Double glazed window to rear. Two sets of built in double wardrobes. Radiator. Door leading to:

## Ensuite

Low Level WC. Radiator. Pedestal wash basin. Double glazed window to side. Shower cubicle. Inset spotlighting. Part tiled splashbacks.

## Bedroom Five

3.94m x 2.95m (12' 11" x 9' 8")  
Built in triple wardrobes. Radiator. Double glazed window to front.

## Family Bathroom

Bath. Low level WC. Pedestal wash basin. Double glazed window to rear. Inset spotlighting. Part tiled splashbacks. Radiator.

## Second floor landing

Velux window to rear. Airing cupboard. Doors leading to:

## Bedroom Four

5.26m x 2.99m (17' 3" x 9' 10")  
Double glazed window to front. Two radiators. Built in wardrobe. Loft access.

## Bedroom Three

4.81m x 3.22m (15' 9" x 10' 7")  
Velux window to rear. Double glazed window to front. Radiator. Built wardrobes. Door leading to:

## Ensuite

Shower cubicle. Low level WC. Pedestal wash basin. Part tiled splashbacks. Inset spotlighting.

## Rear Garden

Outside tap. Shed. Gate to front. Security lights. Laid to lawn. Decking area. Patio area. Three apple trees. One pear tree. One plum tree.

## Garage

9.70m x 2.74m (31' 10" x 9' 0")  
Double length. Power and lighting. Up and over door to front. Personnel door to side. Boarded roof space with light.

# Wagtail Drive, Stowmarket

## Disclaimer

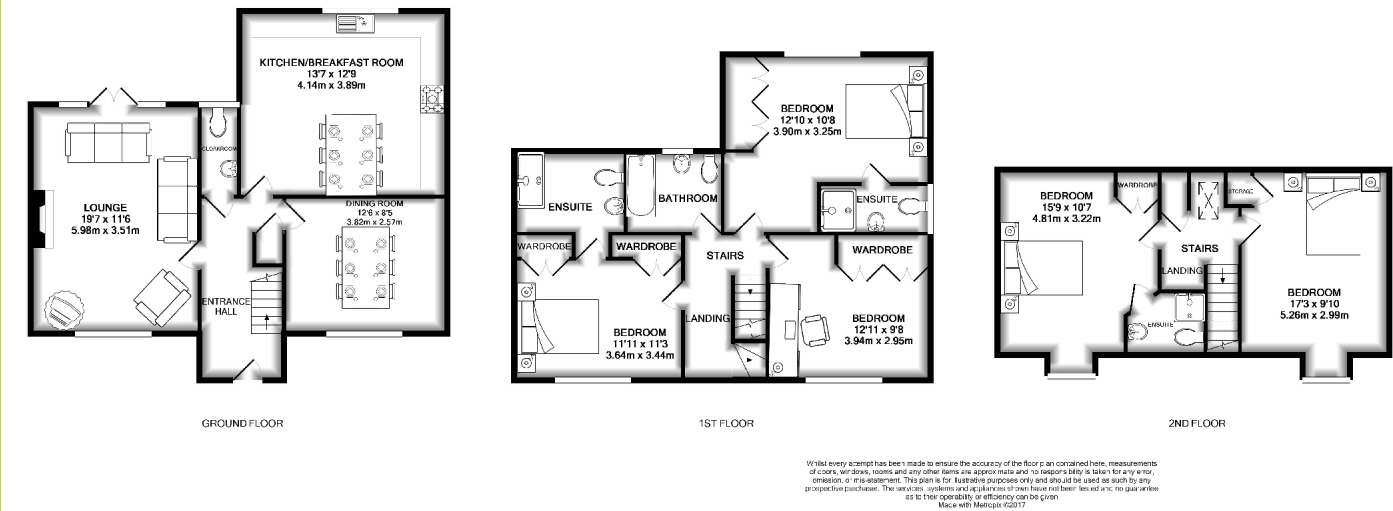
In accordance with the Property Misdescriptions Act (1991) Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

## School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

## Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit : [www.rightmove.co.uk/broadband-speed-in-my-area](http://www.rightmove.co.uk/broadband-speed-in-my-area) for this information.



The above floor plans are not to scale and are shown for indication purposes only.

