

# BUCKS

PROPERTY AGENTS



49 Wagtail Drive, Stowmarket, Suffolk, IP14 5GH

Offers Over £280,000

- Semi Detached Home
- Gas Radiator Central Heating
- Three Bedrooms
- Quiet Location
- Vacant Possession
- Sealed Unit Double Glazing
- Off Road Parking
- En Suite to Master Bedroom
- No Upward Chain

# 49 Wagtail Drive, Stowmarket IP14 5GH

Bucks Property Agents are delighted to offer for sale this spacious THREE BEDROOM SEMI DETACHED PROPERTY located on Wagtail Drive a sought after area of Stowmarket with no passing traffic. The property benefits from VACANT POSSESSION and NO UPWARD CHAIN and boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, SPACIOUS LIVING ACCOMMODATION, EN SUITE to MASTER BEDROOM and OFF ROAD PARKING for two vehicles.

Stowmarket itself offers many amenities including local businesses, schools, leisure centre, cinema, restaurants, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge and easy access to the A14 corridor.

The agents would recommend an internal inspection at the earliest opportunity to appreciate this excellent accommodation on offer.



Council Tax Band: C



#### Hallway:

With Amtico flooring, stairs to first floor, understairs cupboard and radiator.

#### Cloakroom:

4'11" x 2'11"

With window to front, Amtico flooring, low level WC, hand basin, tiled splashbacks and radiator.

#### Kitchen/Breakfast Room:

16'0" x 8'0"

With bay window to front, modern range of high and low level units, stainless steel sink and drainer, matching worktops and splashbacks. BOSCH electric oven and hob with extractor hood and fan, integrated fridge freezer and integrated BOSCH washing machine, Amtico flooring, TV point and radiator.

#### Lounge/Diner:

16'2" x 15'3"

With two full length windows to rear, TV point, radiator and French doors opening onto the rear garden.

#### First Floor Landing:

Window to side, loft access and airing cupboard that houses the combi boiler.

#### Bedroom One:

12'7" x 8'2"

With window to rear, fitted double wardrobe with sliding doors, TV point and radiator.

#### En Suite:

5'1" x 3'4"

With Amtico flooring, hand basin, low level WC, double shower in separate cubicle, shaver point, tiled splashbacks and heated towel rail.

#### Bedroom Two:

11'1" x 8'2"

With window to front, TV point and radiator.

#### Bedroom Three:

12'11" x 6'5"

With window to rear, TV point and radiator.

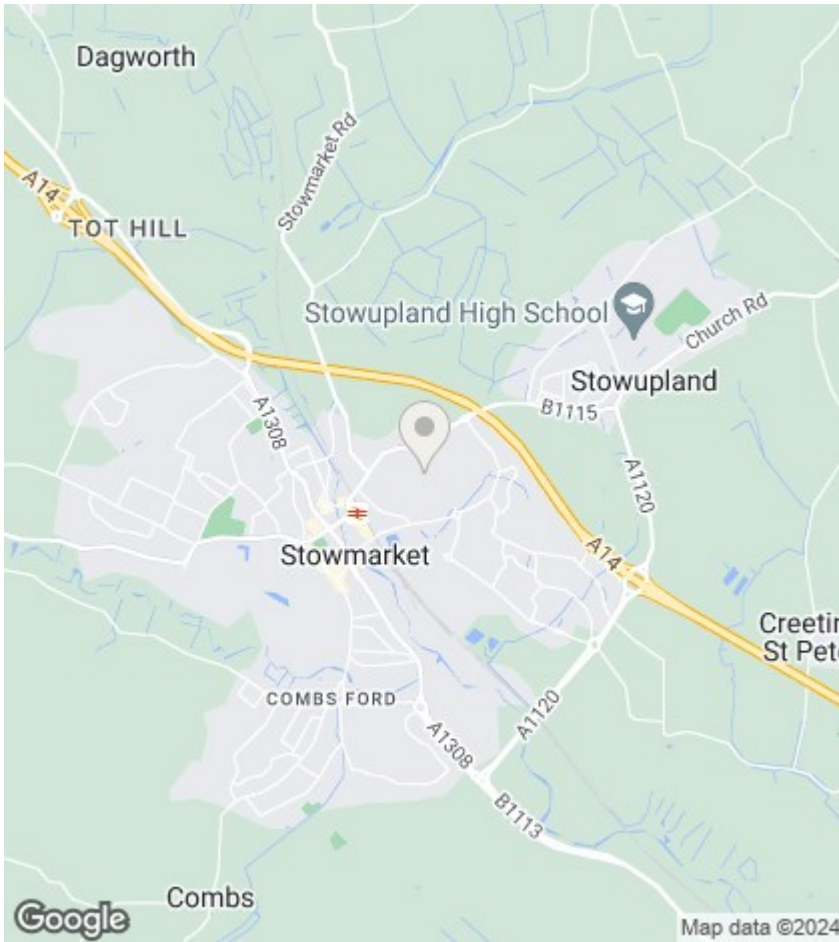
#### Bathroom:

6'5" x 6'3"

With window to front, bath with shower over, hand basin, tiled splashbacks, shaver point, Amtico flooring and heated towel rail.

#### Outside:

To the front of the property are paving slabs leading to the front door with a decorative shingle and side gate. There are two off road parking spaces to the front of the property. A side gate leads to the rear garden that comprises of sloping lawn, shrubs, two patio areas, shed and the garden is surrounded by wall and fencing.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 1st exit onto Phoenix Way Turn left onto Wagtail Dr Turn left to stay on Wagtail Dr Restricted-usage road Destination will be on the left

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

