

BUCKS

PROPERTY AGENTS



4 Wagtail Drive, Stowmarket, IP14 5GH

Price £240,000

- Three Bedrooms
- Three Storey Home
- Juliet Balcony
- Gas Radiator Central Heating
- Single Garage En-Bloc and Off Road Parking For One Vehicle
- Mid Terraced House
- En-Suite To Master Bedroom
- UPVC Windows
- Needs Some Modernisation
- Vacant Possession and No Upward Chain

4 Wagtail Drive, Stowmarket IP14 5GH

Located in the charming area of Wagtail Drive, Stowmarket, this mid-terrace house presents an excellent opportunity for those looking to create their dream home. Spanning three storeys, the property boasts a spacious layout with two inviting reception rooms, perfect for both relaxation and entertaining guests. The residence features three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and comfort. With a total of two bathrooms, this home is well-equipped to accommodate family living or visiting friends. The heart of the home is the kitchen/family room, a versatile space that invites creativity and social gatherings. While the property is in need of modernisation, it offers a blank canvas for potential buyers to infuse their personal style and preferences. Outside, the low-maintenance front and back gardens provide a pleasant outdoor space without the burden of extensive upkeep. Additionally, the property includes a single garage en-bloc and off-road parking for one vehicle, ensuring convenience for residents and guests alike. This house offers vacant possession with no upward chain, providing you with the flexibility to move in hassle free.

This home is ideally suited for those seeking a project in a desirable location, with the potential to transform it into a stunning residence. Don't miss the chance to make this property your own in the lovely town of Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich.



Council Tax Band: C



Hallway

With window to front, stairs leading to first floor, laminate floor and radiator.

Kitchen/Family Room

26'4" x 12'4"

With a range of high and low units, stainless steel sink and drainer, matching worktops and splashbacks, gas hob with extractor hood and fan, electric eye level double oven, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, large understairs cupboard, laminate floor and radiator.

Cloakroom

With window to front, low level W/C, pedestal basin, cupboard housing boiler, vinyl floor and radiator.

First Floor Landing

With stairs leading to second floor and radiator.

Sitting Room

13'10" x 12'5"

With two windows to rear filling the room with natural light, TV point and two radiators.

Bedroom Three

8'5" x 9'3"

With Juliet balcony to front, double built-in wardrobe and radiator.

Bathroom

With bath, low level W/C, pedestal basin, tiled splashbacks, vinyl floor and radiator.

Second Floor Landing

With loft access and airing cupboard housing immersion heater mega flo tank.

Bedroom One

12'4" x 13'9"

With window to rear, two built-in double wardrobes, TV point and radiator.

En-Suite

With corner shower cubicle, low level W/C, pedestal basin, shaver point, 1/2 tiled walls and vinyl floor.

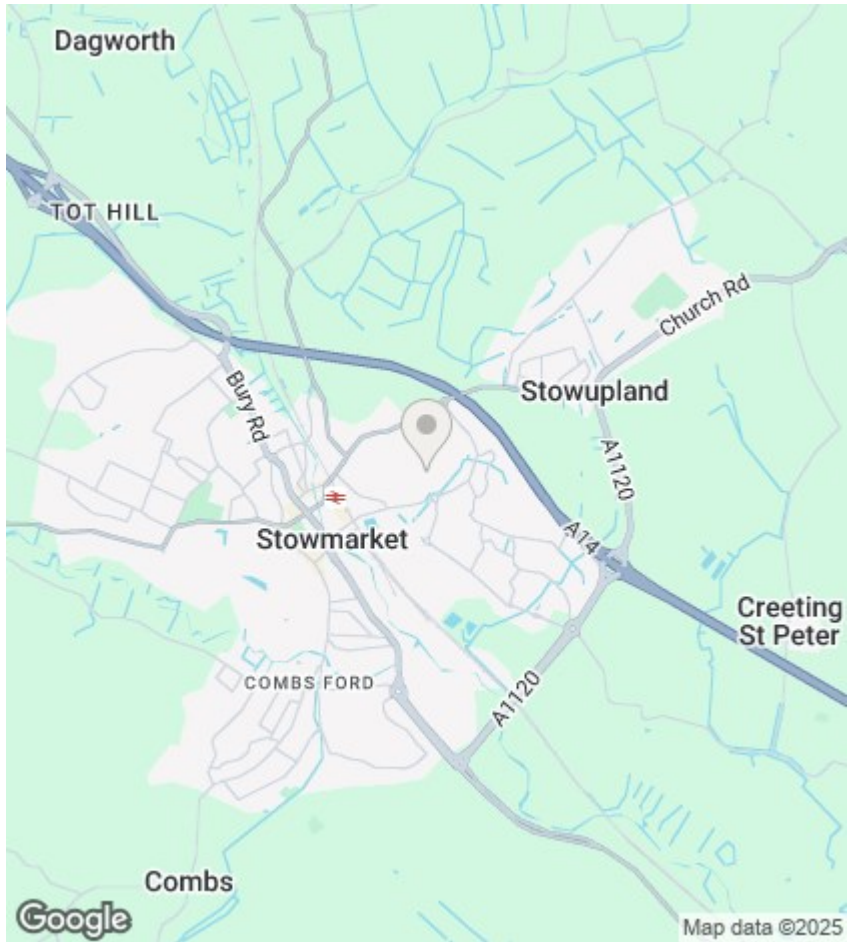
Bedroom Two

8'9" x 12'5"

With window to front, built-in triple wardrobe and radiator.

Outside

To the front of the property are paving stones leading to the front door, artificial grass either side with wrought iron fence to front and side. To the rear of the property is a rear garden comprising of artificial grass, gate to rear giving access to single garage En-bloc and off road parking for one vehicle and for privacy and seclusion is fenced all around.



Directions

Market Place, Stowmarket IP14 1DT, UK 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 Arrive: Wagtail Dr, Stowmarket IP14 5GH, UK

Viewings

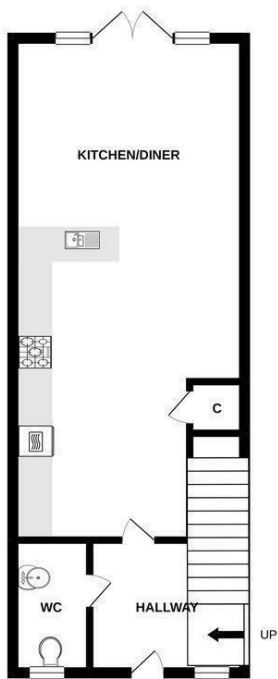
Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

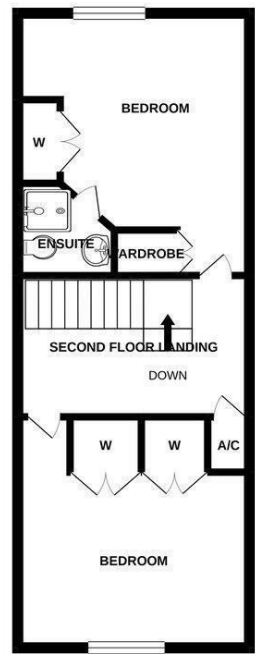
GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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