



WAGTAIL DRIVE STOWMARKET, IP14 5GH

£280,000
FREEHOLD

Located on the desirable Cedars Park development, this modern terraced house presents an excellent opportunity for families and professionals alike. The property boasts a large open plan kitchen/dining/family room, which is designed for modern living. With three generously sized bedrooms, this home is perfect for those seeking comfort and convenience. The master bedroom is enhanced by an en-suite bathroom, ensuring privacy and ease, while the second bedroom is equally spacious. The third bedroom, located on the first floor, offers versatility, making it ideal for guests, a home office, or a playroom. Outside, the property features a low-maintenance garden, providing a pleasant outdoor space without the burden of extensive upkeep. For those with vehicles, there is parking available for one car, along with a garage for additional storage or secure parking.

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WAGTAIL DRIVE

- Modern town house • Sought after Cedars Park Estate • Spacious accommodation throughout • Cloakroom on ground floor • Kitchen/dining/family room • First floor sitting room • Master bedroom en-suite • Low maintenance garden • Garage • Viewing recommended



Entrance Hall

Stairs to first floor. Window to front. Radiator.

Cloakroom

Window to front, W.C, wash hand basin. Radiator.

Kitchen/Diner/Family Room

Fitted with a range of matching wall and base level units with drawers and work surfaces over, inset one and a half bowl sink unit and drainer, integrated double oven, 4 ring gas hob with extractor over, integrated appliances including fridge/freezer, dishwasher and washing machine. Under stairs cupboard. French doors to garden. Two radiators.

First Floor Landing

Stairs to second floor. Radiator.

Sitting Room

Two windows to rear. Two Radiators.

Bedroom 3

Juliette balcony. Radiator.

Second Floor Landing

Loft access, airing cupboard.

Bedroom 1

Built in wardrobes, radiator. Window to rear.

En-Suite

Shower cubicle, wash hand basin, W.C. Radiator.

Bedroom 2

Window to front. Radiator.

Outside

Landscaped garden to front with path to front door.

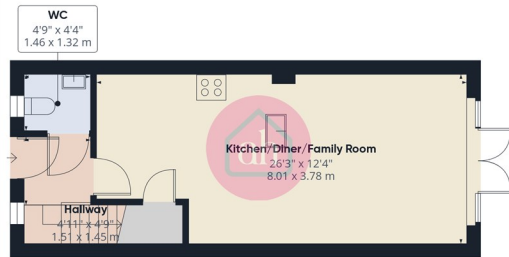
The garden to the rear is low maintenance, it is laid to granite with patio area, gate providing rear access, enclosed by fencing.

Garage

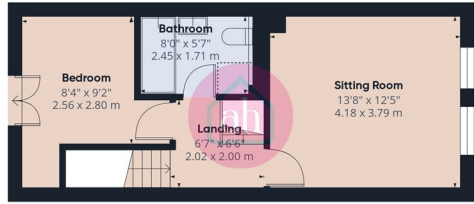
With up and over door, light and power connected.

WAGTAIL DRIVE

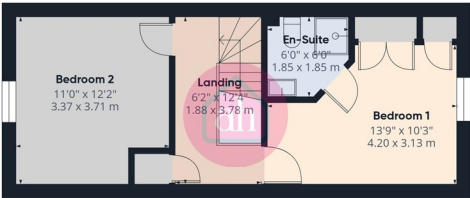




Ground Floor



Floor 1



Floor 2

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Approximate total area⁽¹⁾

1094 ft²

101.7 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	87
(69-80) C		
(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	

EPC Rating: B Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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