

# 24 Wagtail Drive - Guide Price £295,000

Stowmarket IP14 5GH

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Estate & Letting Agents



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# Guide Price £295,000

## The Property

Nestled in the desirable area of Wagtail Drive, Stowmarket, this charming three-storey town house offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The property is situated on a popular development, making it an attractive option for those looking to be part of a vibrant community. Furthermore, its close proximity to the town centre meaning that residents can easily access a variety of shops, restaurants, and local amenities.

The property also offers off road parking & a garage. This town house not only provides comfortable living spaces but also the convenience of modern amenities and a prime location.

This delightful home is a fantastic opportunity for anyone looking to settle in Stowmarket. With its spacious layout, modern features, and excellent location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

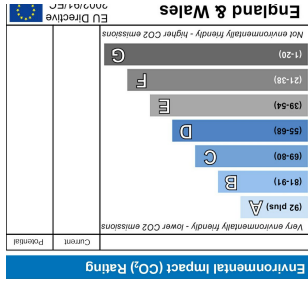
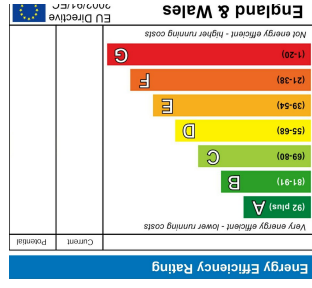
## Features

- THREE STOREY TOWN HOUSE
- THREE BEDROOMS
- NEWLY REFURBISHED BATHROOM & EN-SUITE
- OFF ROAD PARKING & GARAGE
- TWO RECEPTION ROOMS
- KITCHEN/DINER
- WALKING DISTANCE TO THE TOWN & TRAIN STATION
- GAS CENTRAL HEATING
- COUNCIL TAX BAND - C
- POPULAR DEVELOPMENT





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

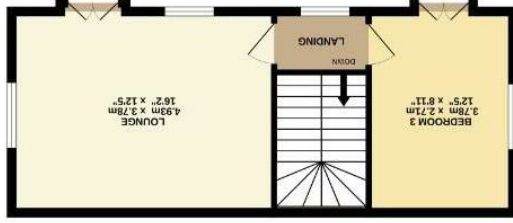


What every agent has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and fire are taken and approved and it is important to note for any prospective purchaser, the services, systems and appliances shown have not been tested and no guarantee is given. Measurements shown are approximate and should be used as a guide only.

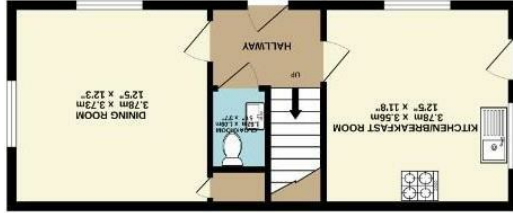
TOTAL FLOOR AREA - 107.3 sq.m. (1155 sq.ft.) approx.



2ND FLOOR  
35.6 sq.m. (384 sq.ft.) approx.



1ST FLOOR  
36.0 sq.m. (388 sq.ft.) approx.



GROUND FLOOR  
35.6 sq.m. (384 sq.ft.) approx.