



Wagtail Drive, STOWMARKET IP14 5GH

welcome to

Wagtail Drive, STOWMARKET

NO CHAIN! Exceptional upgraded detached home on a large corner plot with enhanced privacy, featuring a high-spec energy system (vaillant heat pump, 20-panel solar & battery) delivering very low running costs. Includes a superb principal suite, extensive parking, garage & garden. Call now to book!



Stowmarket

Stowmarket is a charming market town located in Suffolk, England. Housed in the heart of East Anglia, it boasts a rich history, picturesque landscapes, and a vibrant community.

Stowmarket offers a variety of attractions and activities for both residents and visitors. The Food Museum is one of the town's most popular attractions, providing insight into the rural and agricultural heritage of the region. It features historic buildings, exhibitions, and beautiful gardens. St. Peter and St. Mary Church is a stunning example of medieval architecture, standing as a testament to the town's historical and cultural heritage. The Regal Theatre, a beloved local institution, hosts a variety of performances, including films, live music, and theatre productions.

Stowmarket is known for its tight-knit community and welcoming atmosphere. The town hosts several annual events and festivals that bring people together, such as the Stowfiesta music festival and the Christmas Tree Festival. These events highlight the town's lively spirit and offer an opportunity for both residents and visitors to engage with the local culture.

As a traditional market town, Stowmarket maintains a strong local economy supported by various industries, including agriculture, retail, and manufacturing. The town's market days, held twice a week, continue to draw shoppers and vendors, maintaining a vibrant local trade.

Stowmarket is well-connected by road and rail, with the A14 providing easy access to nearby towns and cities. The Stowmarket railway station offers regular services to

London, Norwich, and Cambridge, making it a convenient location for commuters. The town offers a range of educational facilities, from primary schools to a high school, ensuring that families have access to quality education options. Additionally, the town is equipped with essential services, including healthcare facilities, libraries, and recreational centres, contributing to a high quality of life for its residents.

Wagtail Drive

This remarkable property, distinguished by its prime location and significant energy-efficient enhancements, offers exceptional value. It includes a Vaillant air source heat pump, a 20-panel solar array with battery storage, a SigEnergy whole-house backup system, and EV charging, resulting in notably low running costs (EPC A) and backup power capabilities. The system allows full energy export to the grid, providing additional energy credits. The property has been freshly redecorated and recarpeted, enhancing its move-in ready status.

Spanning approximately 1,980 sq ft, this impressive three-storey home features full-height floors with well-proportioned rooms, perfect for modern family living.

The ground floor includes a welcoming entrance hall, a spacious reception/dining room, a dedicated study, and a well-appointed kitchen. The kitchen boasts integrated appliances, a range cooker, and flows into a breakfast area with patio doors opening to the garden. A separate utility room complements the kitchen, providing direct garden access.

The first floor offers a generous additional living room, ideal as a family or media room,

and two well-proportioned bedrooms. One bedroom includes an ensuite shower room and a fitted double wardrobe, alongside a separate family bathroom.

The second floor features three more bedrooms, including one with an ensuite shower room and a fitted double wardrobe. The principal bedroom suite stands out with three fitted double wardrobes, a dressing area, and an ensuite bathroom with both a corner bath and separate shower. This floor also provides access to a loft space with ample head height for storage.

The rear garden is designed for low maintenance, offering excellent space for relaxation and entertaining. It includes a substantial patio, extensive decking, and a versatile summer house with power. The garden ensures privacy and minimal overlooking, making it an ideal outdoor retreat.



view this property online williamhbrown.co.uk/Property/SMK105122



welcome to

Wagtail Drive, STOWMARKET

- Vaillant heat pump, 20-panel solar & EV charging (low running costs)
- Large corner plot with enhanced privacy
- Good-sized garage with 3-4 off street parking spaces
- Principal suite with dressing area & full ensuite
- Ensuites to two further bedrooms, family bathroom & cloakroom

Tenure: Freehold EPC Rating: A

Council Tax Band: E

£475,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SMK105122](https://www.williamhbrown.co.uk/Property/SMK105122)



Property Ref:
SMK105122 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01449 614459



stowmarket@williamhbrown.co.uk



10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)