

oakheart

£300,000

Offers In Excess Of  
Wagtail Drive, Stowmarket

Situated within the highly desirable Cedars Park development, this substantial townhouse offers spacious and versatile accommodation arranged across three floors, making it an ideal home for growing families, those working from home or buyers simply seeking more flexible living space.

The property has been thoughtfully designed to provide a practical balance between living and bedroom accommodation, with the ground floor centered around a spacious kitchen/diner

featuring a central island and ample room for family dining and entertaining. A comfortable living room, overlooking the front aspect, provides a welcoming space to relax, whilst a ground floor cloakroom adds further convenience.

Across the upper floors, the property offers four well-proportioned bedrooms alongside a dedicated office, allowing buyers the flexibility to accommodate home working, hobbies, nursery space, a fifth bedroom or additional storage

requirements. The primary bedroom benefits from fitted wardrobes and an en-suite shower room, whilst a family bathroom serves the remaining bedrooms.

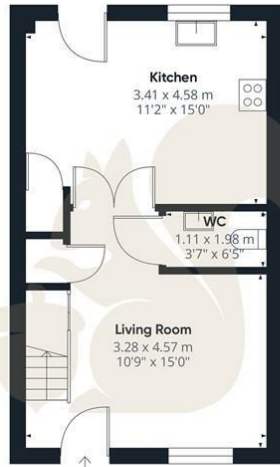
Outside, the enclosed rear garden provides a private outdoor space ideal for families and entertaining, whilst a detached garage and driveway parking complete the property. Positioned within easy reach of local schooling, amenities, green spaces and Stowmarket railway station, this is a home perfectly suited to modern family life.



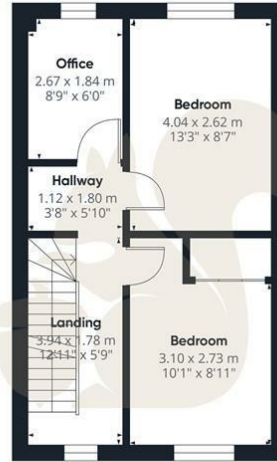




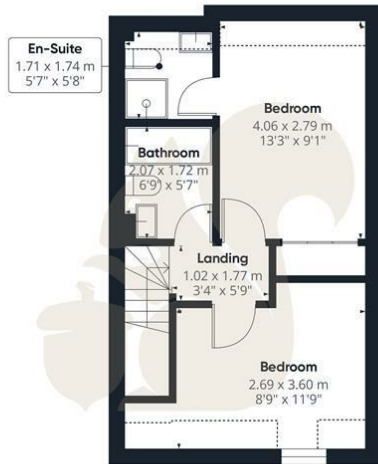




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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**Main building GLA<sup>TM</sup>**

112.29 m<sup>2</sup>  
1208.63 ft<sup>2</sup>

**Main building total**

112.29 m<sup>2</sup>  
1208.63 ft<sup>2</sup>

**Building 2 total**

16.86 m<sup>2</sup>  
181.45 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

**Reduced headroom**

----- Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
Mid Suffolk

Tenure:  
Freehold

Council Tax Band:  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

Oakheart Ipswich  
01473 251907  
ipswich@oakheart.co.uk  
12 Upper Brook Street, Ipswich, Suffolk, IP4 1EF

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