



Rock Estates



Wagtail Drive

Stowmarket, IP14 5GH

Guide price £450,000



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A

Wagtail Drive

Stowmarket, IP14 5GH

- NO ONWARD CHAIN
- Detached Family Home
- Spacious Kitchen/ Diner & Utility Room
- Five Bedrooms with Three Ensuite Bathrooms
- Multiple Reception Rooms
- Garage & Off Road Parking
- *PART EXCHANGE CONSIDERED*
- Approximately 1980sqft of Living Accommodation
- Walking Distance to Stowmarket Train Station
- EPC Rating A - Impressive Energy Efficiency

****Guide Price £450,000 - £475,000****

A substantial three-storey family home offering impressive living space alongside exceptional energy efficiency and remarkably low running costs.

Freshly redecorated and newly recarpeted, the property is ready for immediate occupation and sold with no onward chain. An outstanding EPC A rating has been achieved through extensive energy-saving upgrades including a Vaillant air source heat pump, 20-panel solar array with battery storage, SigEnergy whole-house backup system and EV charging point. The system also allows surplus energy to be exported back to the grid, helping reduce ongoing costs even further.

Extending to approximately 1,980 sq ft, the accommodation is arranged over three spacious floors. The ground floor includes a welcoming entrance hall, dedicated study, generous snug/ dining room and a superb kitchen/breakfast room fitted with integrated appliances, range cooker and extensive storage.

Patio doors open directly onto the garden, creating an excellent sociable space, whilst a separate utility room adds further practicality.

The first floor offers an additional large living room ideal as a family room, media space, alongside two well-proportioned bedrooms. One of which benefits from fitted wardrobes and an ensuite shower room, whilst a separate family bathroom serves the remaining bedroom and living accommodation.

Occupying the top floor are three further bedrooms, two of which benefit from ensuite shower rooms. The impressive principal suite boasts fitted wardrobes, a dressing area and ensuite bathroom complete with corner bath and separate shower.

Outside, the rear garden has been designed for low-maintenance living whilst still offering excellent space for relaxing and entertaining. Patio and decking areas create multiple seating spaces, whilst the powered summer house provides ideal flexibility for a home office, or studio.

PART EXCHANGE CONSIDERED





Front
Partly laid to lawn with mature hedging offering a degree of privacy. Path leading to front door, opening to:

Entrance Hallway
Stairs to first floor. Tiled floor. Coving. Radiator. Doors leading to:

Reception Room 14'11" x 8'9" (4.55 x 2.69)
Two double glazed windows to side. Newly carpeted flooring. Coving. Two radiators.

Study 10'7" x 9'10" (3.25 x 3.02)
Double glazed window to side and double glazed bay window to front. Newly carpeted flooring. Coving. Two radiators.

Cloakroom
Low level W.C. Pedestal hand wash basin. Part tiled walls. Tiled floor. Extractor fan. Radiator.

Ensuite
Double glazed window. Shower cubicle. Corner bath. Low level W.C. Pedestal hand wash basin. Extractor fan. Part tiled walls. Herringbone vinyl oak effect flooring. Electric shaver point. Spotlights. Radiator.

Bedroom Two 9'6" x 8'11" (2.91 x 2.72)
Double glazed window. Built in wardrobe. Newly carpeted flooring. Radiator. Door to:

Ensuite
Double glazed window. Shower cubicle. Low level W.C. Pedestal hand wash basin. Part tiled walls. Vinyl herringbone oak effect floor. Electric shaver point, Radiator.

Bedroom Five 11'2" x 8'6" (3.42 x 2.61)
Two double glazed windows. Newly carpeted flooring. Radiator.

Rear Garden
The rear garden has been thoughtfully designed with low-maintenance living in mind, whilst still offering an attractive and highly functional outdoor space for relaxing and entertaining.

Fully enclosed and enjoying a good degree of privacy, the garden features an extensive patio area wrapping around the rear and side of the property, complemented by raised planting beds, a generous decked seating area and a section of artificial lawn for year-round ease.

A particularly impressive addition is the timber summer house measuring approximately 2.90m x 2.31m, complete with windows to the front and side elevations, double entrance doors, and power and lighting connected. This versatile space lends itself perfectly to home working, hobbies, a gym, studio or peaceful retreat.

Further benefits include external power sockets, outside water supply and power connected to a decorative water feature, enhancing both practicality and enjoyment of the space.

Stowmarket
Cedars Park remains one of Stowmarket's most sought-after developments, popular for its attractive green open spaces, family-friendly environment and excellent convenience for everyday living. The development itself benefits from scenic walking routes, play parks, schooling and a local convenience store, creating a strong sense of community whilst still being within easy reach of the town centre.

Stowmarket offers a wide range of independent shops, cafés, restaurants, supermarkets and leisure facilities, alongside well-regarded schooling and healthcare amenities. The town is particularly popular with commuters due to its mainline railway station providing direct links to London Liverpool Street, whilst the nearby A14 offers excellent road connections to Ipswich, Bury St Edmunds, Cambridge and beyond.

Surrounded by beautiful Suffolk countryside, Cedars Park successfully combines modern living with access to green space and excellent transport links, making it an increasingly desirable place to call home.



First Floor Landing
Double glazed window to rear. Newly carpeted flooring. Stairs to second floor. Radiator. Doors to:

Living Room 23'3" x 10'6" (7.11 x 3.22)
Four dual aspect double glazed windows. Feature fireplace with electric fire inset. Newly carpeted flooring. Coving. Three radiators.

Bedroom Three 9'5" x 8'11" (2.88 x 2.72)
Double glazed window. Built in wardrobe. Newly carpeted flooring. Radiator. Door to:

Ensuite
Double glazed window. Shower cubicle. Low level W.C. Pedestal hand wash basin. Part tiled walls. Tiled floor. Extractor fan. Spotlights. Tiled floor. Radiator.

Bedroom Four 11'3" x 8'6" (3.45 x 2.61)
Two double glazed windows. Newly carpeted flooring. Radiator.

Bathroom
Double glazed window to front. Panelled bath. Pedestal hand wash basin. Low level W.C. Part tiled walls. Extractor fan. Spotlights. Tiled floor. Radiator.

Second Floor Landing
Double glazed window. Storage cupboard. Newly carpeted flooring. Radiator. Doors to:

Bedroom One 23'3" x 11'3" (7.11 x 3.44)
Principle bedroom with dressing area. Four double glazed windows. Three built in wardrobes. Newly carpeted flooring. Three radiators. Door to:

GROUND FLOOR

1ST FLOOR

2ND FLOOR

Room Details:

- Ground Floor:** Kitchen (10'0" x 11'0" 2.2m x 2.3m), Living Room (12'0" x 16'0" 3.7m x 4.9m), Dining Room (10'0" x 11'0" 2.2m x 2.3m), Study (10'0" x 11'0" 2.2m x 2.3m), Utility Room (7'0" x 7'0" 2.1m x 2.1m), Reception Room (14'0" x 12'0" 4.3m x 3.7m), Entrance Hall, Rear Garden (10'0" x 10'0" 3.0m x 3.0m).
- 1st Floor:** Landing, Bathroom (5'0" x 7'0" 1.5m x 2.1m), Bedroom 1 (11'0" x 11'0" 3.3m x 3.3m), Bedroom 2 (11'0" x 11'0" 3.3m x 3.3m), Bedroom 3 (11'0" x 11'0" 3.3m x 3.3m).
- 2nd Floor:** Dressing Area (5'0" x 7'0" 1.5m x 2.1m), Landing, Bedroom 4 (11'0" x 11'0" 3.3m x 3.3m), Bedroom 5 (11'0" x 11'0" 3.3m x 3.3m), Bedroom 6 (11'0" x 11'0" 3.3m x 3.3m).

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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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Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		93	93	Very environmentally friendly - lower CO₂ emissions (82 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			