

oakheart

£300,000

Offers In Excess Of
Wagtail Drive, Stowmarket

A FOUR/FIVE BEDROOM TOWNHOUSE situated within the highly sought-after Cedars Park development, offering SPACIOUS AND VERSATILE ACCOMMODATION arranged across THREE FLOORS. Boasting a MODERN KITCHEN/DINER WITH CENTRAL ISLAND, DETACHED GARAGE, DRIVEWAY PARKING, PRIMARY BEDROOM WITH EN-SUITE and a DEDICATED HOME OFFICE, this impressive home is perfectly suited to growing families and those seeking flexible living space.

The ground floor has been thoughtfully designed with modern family life in mind, centred around the spacious kitchen/diner which provides an excellent space for everyday living and entertaining. The central island creates a sociable focal point, whilst the living room offers a comfortable retreat overlooking the front aspect. A ground floor cloakroom completes the accommodation on this level.

Arranged across the first and second floors are four well-proportioned bedrooms, together with a versatile office which could equally be utilised

as a nursery, hobby room or occasional fifth bedroom depending on a buyer's requirements. The primary bedroom enjoys fitted wardrobes and a private en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom.

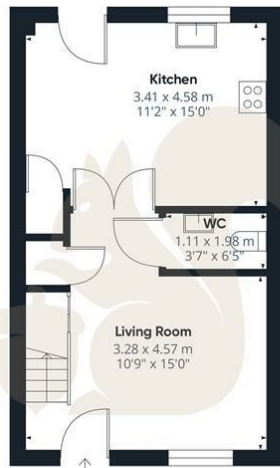
Externally, the enclosed rear garden provides a private space to relax or entertain, with gated access leading to the detached garage and driveway parking. Conveniently positioned close to local schooling, green spaces, Stowmarket town centre and the mainline railway station, this fantastic home combines generous accommodation with an equally desirable location



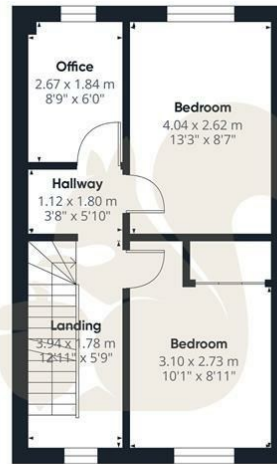




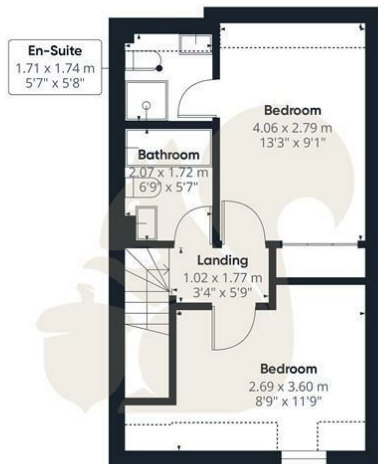




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Main building GLA[®]

112.29 m²
1208.63 ft²

Main building total

112.29 m²
1208.63 ft²

Building 2 total

16.86 m²
181.45 ft²

(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) A		
(81-91) B		89
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		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.

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