

24 Wagtail Drive - Offers In The Region Of £289,000

Stowmarket IP14 5GH

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Features

- THREE STOREY TOWN HOUSE
- THREE DOUBLE BEDROOMS
- NEWLY REFURBISHED BATHROOM & EN-SUITE
- PARKING & GARAGE & ENCLOSED REAR GARDEN
- TWO RECEPTION ROOMS
- KITCHEN/DINING ROOM
- WALKING DISTANCE TO THE TOWN & TRAIN STATION
- GAS CENTRAL HEATING
- COUNCIL TAX BAND - C
- POPULAR DEVELOPMENT

The Property

This charming three storey town house offers three double bedrooms and two inviting reception rooms, including a versatile second-floor living room which could easily be converted into an additional bedroom if desired., making this property an ideal property for families or those seeking extra space.

One of the standout features of this attractive home is that there are only nine properties of this style across the estate, making it a rare opportunity for buyers seeking something unique. The property also benefits from two Juliet balconies, adding character and allowing plenty of natural light throughout the home.

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 means residents can easily access a variety of shops, restaurants, and local amenities.

The property also offers off-road parking and a garage. There is a lovely enclosed rear garden with gated side access to the garage and parking area. For added convenience, all white goods are included within the sale, making this home ready to move straight into.

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

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.





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.

Energy Efficiency Rating	
Current	Potential
78	83
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

What every agent has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error 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 quantity or efficiency can be given.
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TOTAL FLOOR AREA - 107.3 sq.m. (1155 sq.ft.) approx.

