



Palmer & Partners



Wagtail Drive, Stowmarket, Suffolk,
IP14 5GH

Guide Price £450,000 to £475,000

Palmer & Partners

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- EPC Rating: A
- No Onward Chain
- Spacious Detached Home
- Five Bedrooms
- Bathroom & Three En-Suites
- Three Reception Rooms
- Open Plan Kitchen/Breakfast Room
- Utility Room & Ground Floor WC
- Air Source Heat Pump & 20 Solar Panels
- EV Charging Point
- SigEnergy Backup System
- Garage & Ample Off-Road Parking
- Generous Low-Maintenance Rear Garden

This incredibly spacious five-bedroom detached family home offers plenty of energy efficient features including a Vaillant air source heat pump, 20 solar panels with battery storage, EV charging, and a SigEnergy backup system. This all results in an Energy Rating of A. The property is being sold with no onward chain, occupies a large corner plot, and benefits from ample off-road parking, a garage, and very generous low-maintenance rear garden.

As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer. On the ground floor is an entrance hall, cloakroom, dual aspect study, dining room, open plan kitchen/breakfast room, and a utility room. The first floor has a 23ft dual aspect living room, family bathroom, and

two of the bedrooms with one benefitting from an en-suite shower room. On the top floor is the master suite consisting of a very generous double bedroom, dressing room and four-piece en-suite bathroom, and two further bedrooms with one benefitting from an en-suite shower room.

Stowmarket is a market town situated on the A14 trunk road between Bury St Edmunds and Ipswich and is on the main railway line between London Liverpool Street and Norwich. The town lies on the River Gipping which is joined by its tributary, the River Rat, to the South of the town and boasts a wide range of amenities including Stowmarket High School, a church, leisure centre, health centre and is home to the Museum of East Anglian Life. In addition, Haughley



Park is an historical house of significance listed in the English Heritage Register.

Outside - Front: The garden is laid to lawn with a path to the front door and is enclosed by mature bushes. There is a tarmac driveway to the side providing off-road parking for three to four vehicles in front of the garage, together with an external power socket and EV charging point.

Garage: Up-and-over door, pedestrian door opening out to the rear garden, power with upgraded electrics including additional sockets, and has light connected.

Entrance Hall: Radiator, staircase rising to the first floor, and doors providing access to the cloakroom, study, dining room and kitchen.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with half-height tiled walls, tiled floor, and an extractor fan.

Study: 10'8" x 7'6" (3.25m x 2.29m) Dual aspect with bay window to the front and window to the side, and a radiator.

Dining Room: 14'10" x 8'10" (4.52m x 2.7m) Two windows to the side aspect and two radiators.

Kitchen: 15'2" x 10'6" (4.62m x 3.2m) Fitted with a range of matching eye and base units with drawers, a built-in wine rack, square edge work surfaces, one and a half bowl sink and drainer, and tiled splashbacks. Integrated appliances include a dishwasher and range cooker with extractor hood over, and there is space for an American style fridge freezer. The kitchen has a tiled floor, ceiling inset spotlights, two windows to



the side aspect, and a square archway through to:

Breakfast Room: 10'6" x 7'7" (3.2m x 2.3m) Dual aspect with bay window to the front and sliding patio door opening out to the side, and tiled floor.

Utility Room: 6'11" x 6'7" (2.1m x 2m) Fitted with base units and square edge work surface incorporating a sink and drainer with tiled splashbacks, an integrated washing machine, tiled floor, and door opening out to the rear garden.

First Floor Landing: Window to the rear aspect, a radiator, staircase rising to the second floor, and doors providing access to the living room, two of the bedrooms and bathroom.

Living Room: 23'4" x 10'6" (7.1m x 3.2m) Dual aspect with window to the front and three windows to the side, three radiators, and an electric fire set within a feature fireplace.

Bedroom Three: 9'5" x 8'8" (2.87m x 2.64m) Window to the side aspect, a radiator, fitted double wardrobe, and a door leading to:

En-Suite Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and hand wash basin, along with a radiator, an extractor fan, and opaque window to the side aspect.

Bedroom Four: 9'4" x 7'8" (2.84m x 2.34m) Dual aspect with windows to the front and side, and a radiator.

Family Bathroom: A three-piece suite comprising a bath, low-level WC and hand wash basin, along with a radiator, half-height tiled walls and tiled floor, an extractor fan, ceiling inset spotlights, and opaque window to the front aspect.

Second Floor Landing: Window to the rear aspect, an airing cupboard, a radiator, access to the loft, and doors providing access to the remaining bedrooms.



Master Bedroom: 13'9" x 11'3" (4.2m x 3.43m) Two windows to the side aspect, two radiators, and a doorway into:

Dressing Room: 11'3" x 6'9" (3.43m x 2.06m) Dual aspect with windows to the front and side, a radiator, three fitted double wardrobes, and a door leading to:

En-Suite Bathroom: A four-piece suite comprising a corner bath, shower enclosure, low-level WC and pedestal hand wash basin, along with a radiator, half-height tiled walls, an extractor fan, and opaque window to the front aspect.

Bedroom Two: 9'5" x 9'1" (2.87m x 2.77m) Window to the side aspect, a radiator, fitted double wardrobe, and a door leading to:

En-Suite Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and hand wash basin, along with a radiator, half-height tiled

walls, an extractor fan, and opaque window to the side aspect.

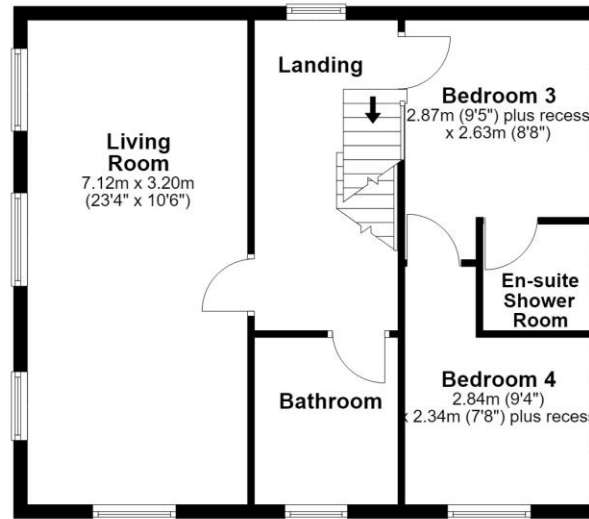
Bedroom Five: 9'1" x 7'9" (2.77m x 2.36m) Dual aspect with windows to the front and side, and a radiator.

Outside - Rear: The low-maintenance garden is laid extensively to patio and enclosed by fencing and retaining wall. There are raised flowerbeds, a good-sized decked seating area which is ideal for alfresco entertaining, and an artificial lawn area. The garden has a timber summerhouse, a door to the garage, external power sockets, external water supply, and power connected to a water feature.

Timber Summerhouse: 9'6" x 7'7" (2.9m x 2.3m) Dual aspect with windows to the front and side, double doors providing access, and power and light is connected. This space is ideal for home working, hobbies or a gym.

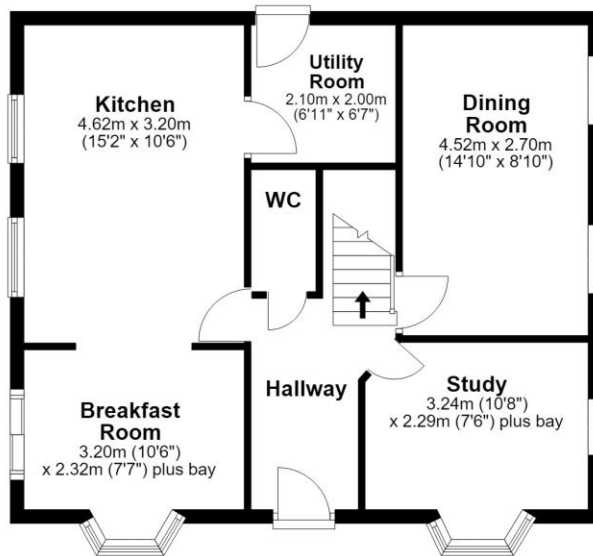
First Floor

Approx. 57.6 sq. metres (620.3 sq. feet)



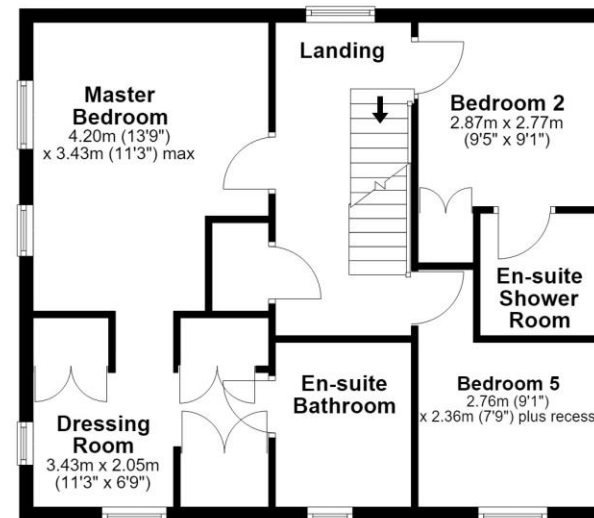
Ground Floor

Approx. 58.7 sq. metres (631.9 sq. feet)



Second Floor

Approx. 56.8 sq. metres (611.1 sq. feet)



Total area: approx. 173.1 sq. metres (1863.3 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

5 Bedrooms, 4 Bathroom, 3 Reception,

EPC Rating: A

Council Tax Band: E



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