



15 Wagtail Drive, Stowmarket

Stowmarket



Minors & Brady

15 Wagtail Drive

Stowmarket

A home designed for modern family living, this spacious three-storey property offers a welcoming sense of comfort from the moment you arrive. Freshly redecorated and newly carpeted, it provides over 2,000 sqft of versatile accommodation, with generous reception spaces, five bedrooms and three ensembles arranged to suit busy households. Exceptional energy efficiency is a standout feature, with an EPC A rating supported by solar panels, battery storage and an air source heat pump, ensuring remarkably low running costs. With a landscaped garden, garage, off-road parking and the convenience of no onward chain, it is a ready-made setting for relaxed, contemporary living.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Air source heat pump.

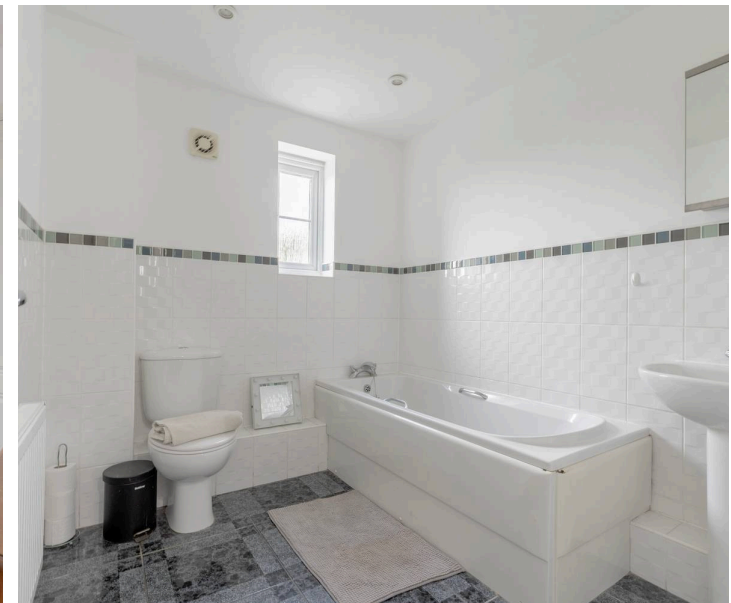


M&B

15 Wagtail Drive

Stowmarket

- Five-bedroom semi detached home offering over 2,000sqft of accommodation across three floors
- Presented chain free and freshly redecorated throughout
- Exceptional EPC A rating with solar panels, battery storage and air source heat pump
- Spacious kitchen/dining room with a range cooker, integrated appliances and adjoining utility room
- Multiple reception rooms including study, snug and first-floor living room
- Three ensuite bedrooms including an impressive principal suite with dressing room
- Modern fixtures and fittings throughout, including built in wardrobes and updated flooring
- Private landscaped rear garden with patio, decking and powered summer house
- 31ft garage and off road parking providing practical day to day convenience
- Walking distance to Stowmarket station offering excellent commuter links



M&B

15 Wagtail Drive

Stowmarket

Stowmarket

Wagtail Drive sits within a modern residential area on the eastern side of Stowmarket, giving a straightforward base for day-to-day living with green spaces, footpaths and the wider town close by. The nearest major supermarkets are Tesco Superstore and Asda on the edge of town, with Aldi and Lidl also within a short drive. Families typically look to Cedars Park Primary or Chilton Primary, with secondary options including Stowmarket High School and Stowupland High School.

Transport links are a strong point: the A14 is close for routes towards Ipswich, Bury St Edmunds and Cambridge, while Stowmarket station provides direct rail services to Norwich, Ipswich and London Liverpool Street. The area suits anyone wanting a practical, well-connected setting with the convenience of town facilities and Suffolk countryside walks all within reach.



M&B

15 Wagtail Drive

Stowmarket

A substantial three-storey family home offering over 2,000 sqft of well-planned accommodation, this modern property has been freshly redecorated and newly recarpeted throughout. Presented with no onward chain, it combines generous living space with exceptional energy efficiency, achieving an impressive EPC A rating. Extensive upgrades include a Vaillant air source heat pump, 20-panel solar array with battery storage, SigEnergy whole-house backup system and an EV charging point. The system also allows surplus energy to be exported back to the grid, significantly reducing ongoing running costs.

The ground floor centres around a welcoming entrance hall leading to a dedicated study and a versatile reception/snug, both finished with new carpets and fitted radiators.

To the rear, the kitchen/breakfast room forms a sociable hub of the home, fitted with a full range of fixtures and fittings, including contemporary cabinetry, tiled splashbacks, integrated dishwasher, integrated fridge/freezer, water softener, drinking tap and a range cooker with extractor. The adjoining dining area features sliding doors opening directly onto the garden, while a separate utility room provides further fitted units, an integrated washing machine and access to the rear garden.



M&B

15 Wagtail Drive

Stowmarket

The first floor offers a superb additional living room with multiple dual-aspect windows and a feature fireplace with electric fire. Two well-proportioned bedrooms sit on this level, one with a built-in wardrobe and ensuite shower room complete with fitted sanitaryware and tiling. A separate family bathroom includes a panelled bath, pedestal basin and WC, all with coordinated fixtures and fittings.

The top floor hosts three further bedrooms. The master suite is particularly impressive, featuring three built-in wardrobes, a dressing area and a private ensuite bathroom with corner bath, separate shower, fitted sanitaryware and tiled finishes. A further bedroom also benefits from an ensuite shower room with matching fixtures and fittings.

The rear garden has been thoughtfully designed for low-maintenance enjoyment, with an extensive patio, raised planting beds, decked seating area and a section of artificial lawn. A powered timber summer house provides excellent flexibility for home working, hobbies or studio use. Additional external fixtures include power sockets, outside water supply and power to a decorative water feature.

The front of the property offers lawned areas with mature hedging, along with a 31ft garage and off-road parking for multiple vehicles.

A modern, energy-efficient and generously proportioned family home in a convenient setting, ready for immediate occupation.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	93	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

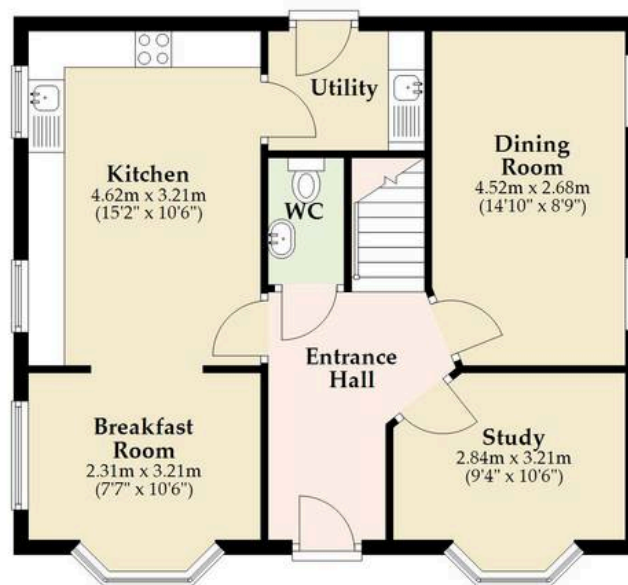
First Floor

Approx. 62.5 sq. metres (672.8 sq. feet)



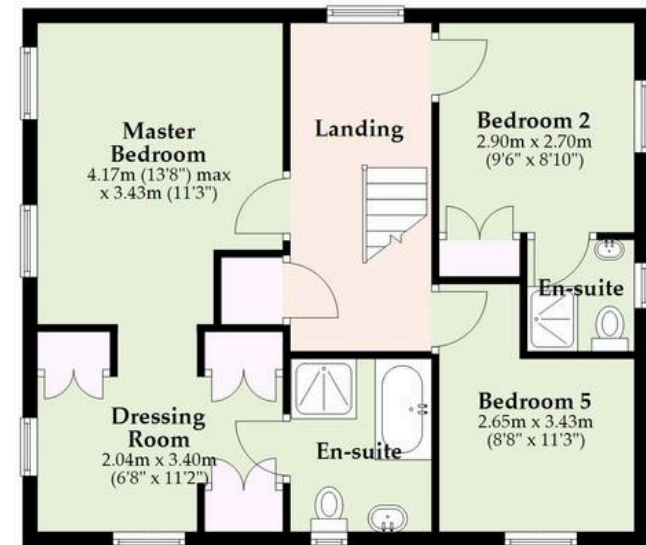
Ground Floor

Approx. 65.7 sq. metres (706.8 sq. feet)



Second Floor

Approx. 64.5 sq. metres (694.2 sq. feet)



Total area: approx. 192.7 sq. metres (2073.8 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager




Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk