



THE
**Mortimer
& Gausden**
PARTNERSHIP

46 Wagtail Drive,
Bury St. Edmunds, IP32 7GP

Guide Price
£325,000

Deceptively Spacious, Three / Four Bedroom Townhouse

Welcome to Wagtail Drive, a well-presented three-bedroom townhouse, offering deceptively spacious accommodation, as well as versatility with an office / fourth bedroom.

Situated on the highly sought-after Moreton Hall development in Bury St Edmunds, this generously proportioned three-bedroom home enjoys superb access to a wide range of local amenities, with the town providing an excellent selection of both independent and high-street bars, restaurants, and shops, all easily reached by a short drive into the town centre.

In addition, a variety of local eateries, supermarkets, leisure facilities, and well-regarded educational establishments are conveniently located close by.

Excellent transport links further enhance the appeal, with the A14 easily accessible, providing direct connections to Ipswich, Stowmarket, and Cambridge—making the property ideal for commuters seeking wider professional opportunities.

- Spacious Three / Four Bedroom Townhouse
- Allocated Parking Space
- Contemporary Kitchen With Integrated Appliances
- Principal Bedroom With Storage & En-Suite
- Popular Location - Moreton Hall
- Naturally Light Lounge With Juliette Balconies
- Fantastic For A Range Of Buyers
- A Must See Home!



Ground Floor:

Upon entry you are greeted by a sizeable entrance hallway, complete with modern hard flooring. To the left, you will find a versatile reception room, currently used as a music room, but with the option as an office / study or fourth bedroom with understairs storage.

The rear of the property supports a contemporary kitchen, fitted with an abundance of low and eye-level shaker-style storage, finished with copper coloured fixings. The integrated appliances include fridge-freezer, washing machine and dishwasher with the gas range oven/hob and butler sink providing the final touches. Access leads to the rear garden.

Completing the ground floor, you will find the cloakroom fitted with wc and basin.



First Floor:

A large lounge complete with two Juliette balconies, allowing plenty of natural light to illuminate the space.

Bedroom three is a large double bedroom overlooking the front of the property. (Currently utilised as an office)

Second Floor:

The top floor supports two further double bedrooms and family bathroom. Bedroom one overlooks the front of property and offers fitted storage, alongside the ensuite, complete with wc, basin and shower cubicle.

Bedroom two is a large double room, also supporting fitted storage.

Completing the interior you find the family bathroom, finished with wc, basin and bath with shower over.



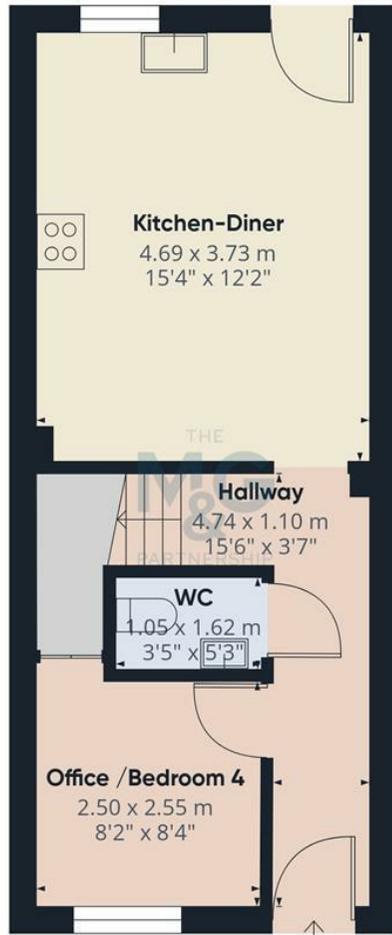
Outside:

The private, low-maintenance rear garden offers artificial turf and patio, perfect for summer furniture, with gated access leading to the allocated parking.

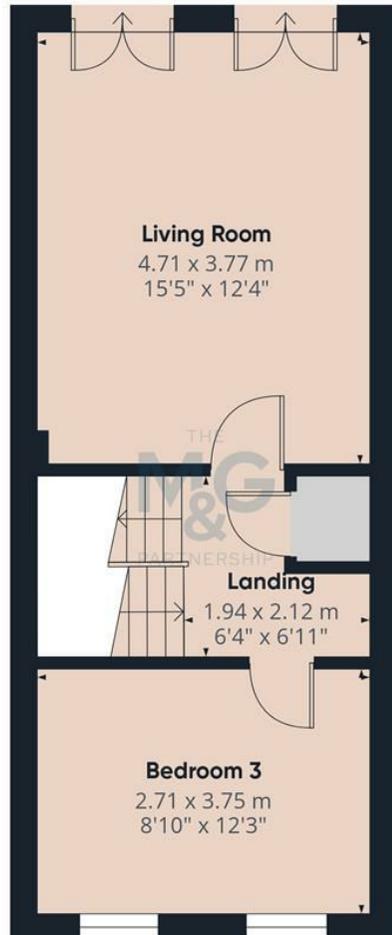
Agent Notes:

EPC - Awaiting
Council Tax - D (West Suffolk)
All mains services connected
What3Words: ///pythons.strutting.divisions
Broadband: Ultrafast broadband available (source: Ofcom)
Mobile Coverage: Service available from all providers (source: Ofcom)





Floor 0



Floor 1



Floor 2



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526