



42 Spexhall Way, Lowestoft

Lowestoft



Minors & Brady

# 42 Spexhall Way

## Lowestoft

A fantastic opportunity awaits with this chain-free semi-detached home on a generous corner plot in Lowestoft. Inside, a welcoming entrance hall leads to a convenient WC and a comfortable sitting room, perfect for relaxing or entertaining. The kitchen/dining area is fitted with wall and base cabinetry, a freestanding oven, and spaces for your own appliances, offering a practical and versatile heart of the home. Upstairs, three well-proportioned bedrooms and a modern wet room provide flexible accommodation for family, guests, or a home office. Outside, a private, low-maintenance garden predominantly laid to patio is ready for you to make your own, and a driveway offers off-road parking for one vehicle. Ideal for first-time buyers or investors, this home combines convenience, space, and move-in-ready appeal.

- Chain free
- Semi-detached residence positioned on a generous corner plot within the coastal town of Lowestoft
- Perfect choice for first time buyers or investors
- Quiet cul-de-sac location
- Comfortable sitting room inviting relaxation and entertaining
- Kitchen/dining room fitted with wall and base cabinetry, a freestanding oven and spaces for your own appliances
- Three bedrooms and a wet room
- A private, low-maintenance garden that is predominately patio, ready for you to make your own
- A driveway providing off-road parking for one vehicle
- Close to the coast, local shops, schools for all ages, healthcare facilities and transport links



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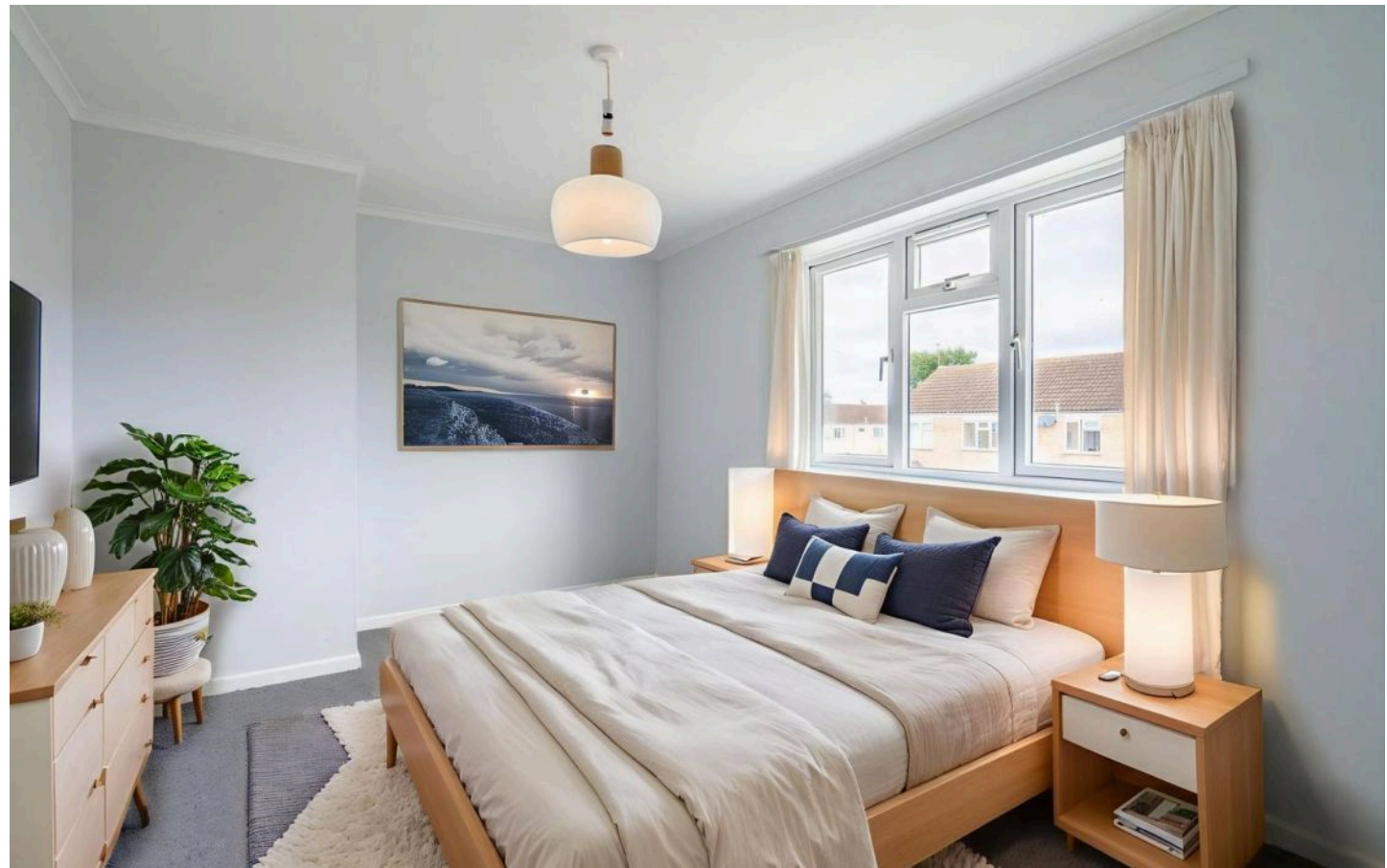
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Lowestoft

## Location

Spexhall Way is a quiet residential street located in the northern part of Lowestoft, a coastal town in East Suffolk known for its beaches and maritime heritage. The street sits in a well-established suburban area that balances peaceful living with convenient access to local amenities. Residents have easy access to a range of local shops, including convenience stores, small supermarkets, and cafes, making everyday errands simple. Families benefit from nearby educational facilities such as primary schools and secondary schools within a short walking or driving distance, while childcare options are also available in the surrounding neighbourhoods.

Healthcare needs are well supported, with general practitioner surgeries, dental practices, and pharmacies within a few minutes' travel. In terms of transport, Spexhall Way enjoys good connectivity: bus routes run through the area linking residents to the town centre, shopping districts, and coastal attractions, while Lowestoft railway station is a short drive away, providing links to Norwich, Ipswich, and beyond.



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## 42 Spexhall Way

### Lowestoft

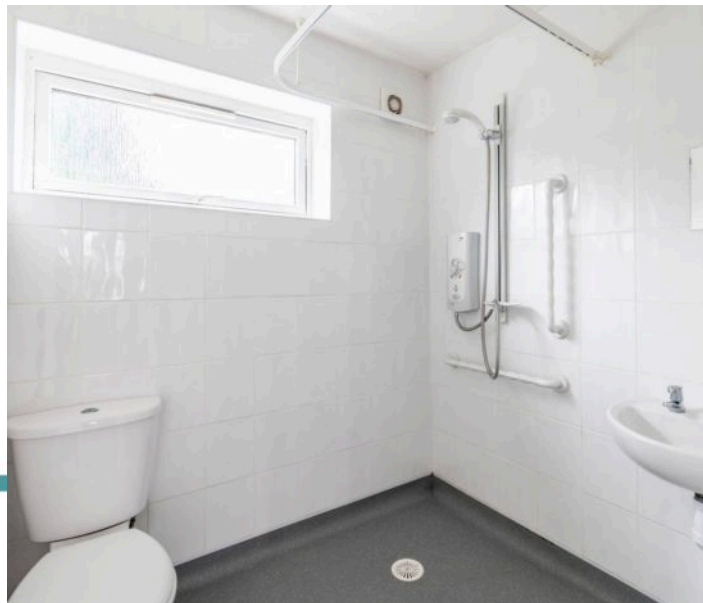
In the coastal town of Lowestoft, this chain-free semi-detached residence presents an ideal opportunity for first-time buyers or investors seeking a home with both comfort and potential. Positioned on a generous corner plot, the property offers a welcoming presence and a private, low-maintenance garden, perfect for outdoor relaxation or entertaining.

Step inside to a bright and inviting entrance hall, thoughtfully complemented by a convenient WC for guests. The sitting room exudes warmth and comfort, providing a relaxed space for everyday living or social gatherings. Adjacent, lies the open-plan kitchen/dining area, which comes equipped with practical wall and base cabinetry, a freestanding oven, and ample space for your own appliances, perfect for cooking, dining, and making memories with family and friends.

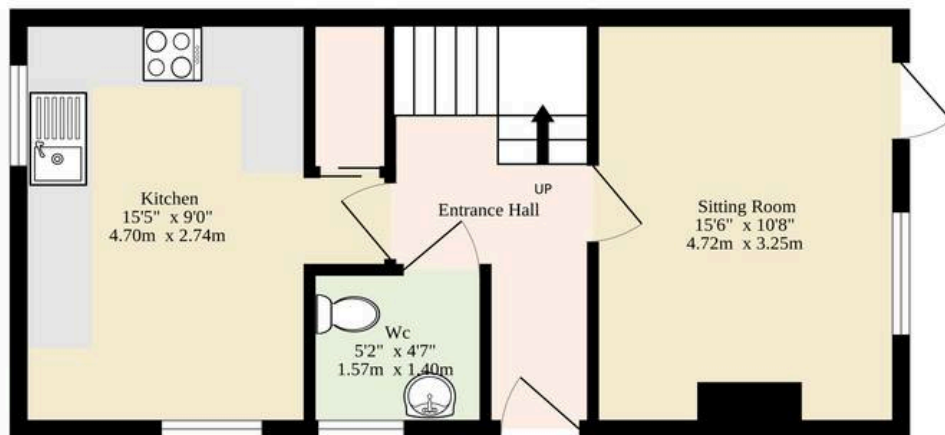
Upstairs, you'll find three well-proportioned bedrooms, providing flexible accommodation for a growing family, guests, or a home office. The modern wet room offers modern practicality with ease of use.

Outside, the private garden is predominantly patio, providing a low-maintenance outdoor space ready for your personal touch, while the driveway ensures off-road parking for one vehicle.

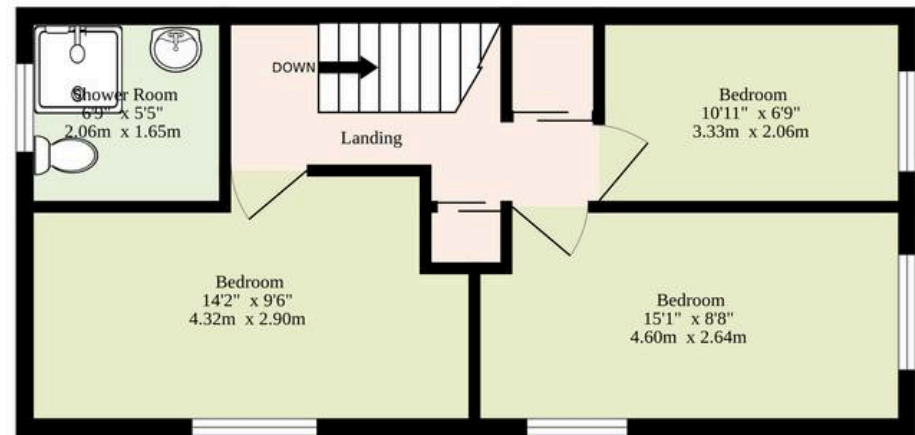
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**Ground Floor**  
372 sq.ft. (34.6 sq.m.) approx.



**1st Floor**  
441 sq.ft. (41.0 sq.m.) approx.



**TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.**

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.

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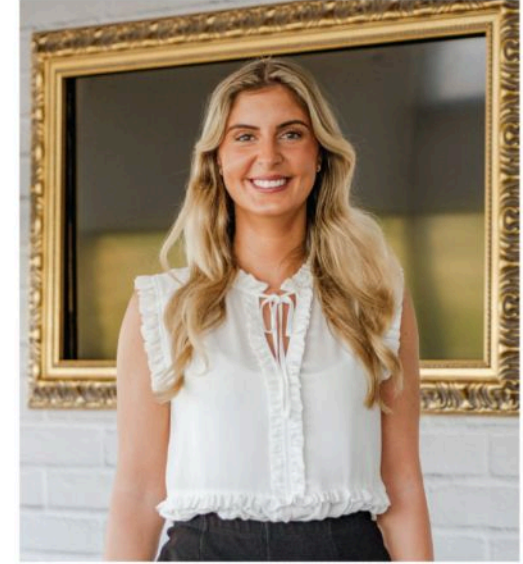
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