



4 Spexhall Way, Lowestoft

Lowestoft



Minors & Brady

4 Spexhall Way

Lowestoft

Chain free and offering impressive flexibility, this well-proportioned mid-terrace home features bright living spaces, a new fitted kitchen with room to dine, a spacious sitting room opening into the conservatory, a ground-floor wet room and three adaptable bedrooms, two with built-in storage. A private, easy-to-maintain garden, off-road parking and a garage with conversion potential (stpp) further enhance the practicality and scope of the property, making it an appealing option for those looking to tailor a home to their own needs and style.

- Chain free
- Mid-terrace residence positioned in the coastal town of Lowestoft
- Family home showcasing spacious and flexible accommodation that can easily adapt to your own preferences and style
- Spacious, light-filled sitting room featuring internal sliding doors that open into the conservatory, creating an effortless flow for relaxation and entertaining
- Brand-new kitchen equipped with quality cabinetry, an integrated oven, an induction hob, under-counter space for your own appliances, a breakfast bar unit and space for a dining table
- Three bedrooms that have the versatility to be a home office, a dressing room or a nursery
- A private, maintained garden with a mix of paving and patio, boarded by mature shrubbery
- A driveway providing off-road parking and a garage that has the potential to be converted (stpp)
- Close to local shops, schools, transport links and the coast





M&B

4 Spexhall Way

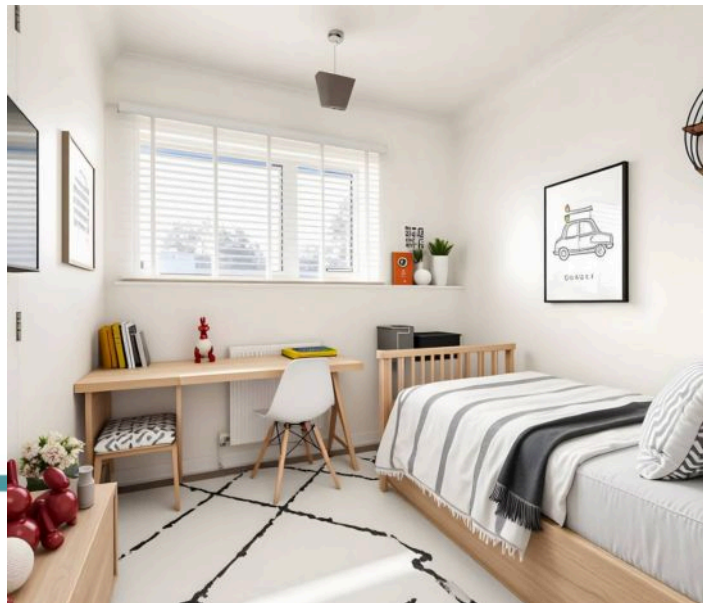
Lowestoft

Location

Spexhall Way is located in the Gunton area of northern Lowestoft, offering a peaceful residential environment while remaining well-connected to the town's amenities. The street itself is quiet and primarily lined with family homes, yet everyday needs are easily met with local convenience stores, small cafés, and takeaway options nearby, with larger supermarkets and retail outlets just a short drive away. Education is well catered for, with Gunton Primary Academy and Benjamin Britten Academy within easy walking distance, and Ormiston Denes Academy and East Point Academy serving older students a short drive or bus ride away.

Transport links are convenient: regular bus services run along the main roads connecting Spexhall Way to the town centre, seafront, and surrounding villages, while Lowestoft railway station provides services to Norwich and Ipswich. The nearby A47 and A12 give straightforward road access along the coast or inland.

Gunton Community Park and local woodland spaces provide green areas for walking, cycling, and recreation, while the nearby seafront offers beaches, promenades, and leisure facilities. Residents benefit from a strong sense of community, quiet streets, and easy access to both nature and the vibrant amenities of Lowestoft town centre.



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Step through the porch entrance into a bright and airy hallway, where a convenient wet room enhances everyday practicality. The welcoming sitting room, bathed in natural light, flows seamlessly into the conservatory via internal sliding doors, creating an extended living and entertaining space ideal for cosy evenings, summer gatherings or simply unwinding while overlooking the garden.

At the heart of the home lies a brand-new, thoughtfully designed kitchen, featuring quality cabinetry, an integrated oven, induction hob, under-counter appliance space, a breakfast bar and room for a dining table, perfect for enjoying everything from relaxed weekend brunches to family dinners.

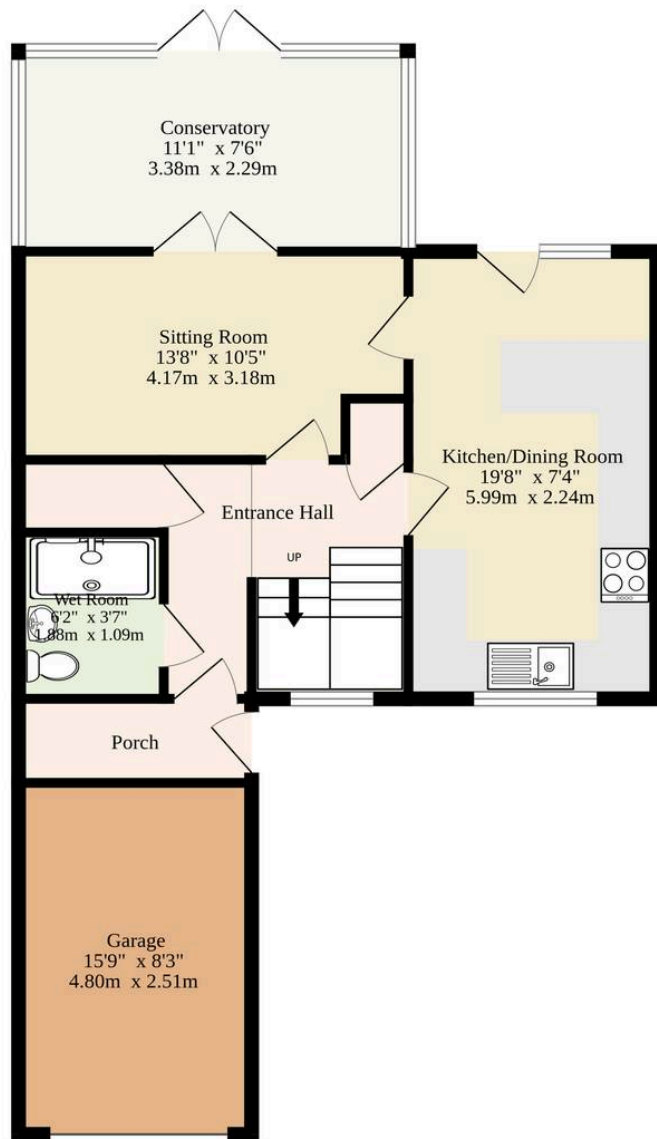
Upstairs, the property offers three versatile bedrooms, two of which benefit from built-in storage. Each room provides the freedom to tailor the space to your needs, whether that's a primary bedroom, a stylish dressing room, a nursery or a productive home office. The family bathroom comprises of a two-piece suite, with a separate WC, offering the potential to convert into one room (stpp).

Outside, a private, well-maintained garden features a blend of paving and patio, bordered by mature shrubbery for year-round greenery. At the front, a driveway offers off-road parking, complemented by a garage with the potential for conversion (stpp), opening the possibility for a studio, workshop, or additional living space.

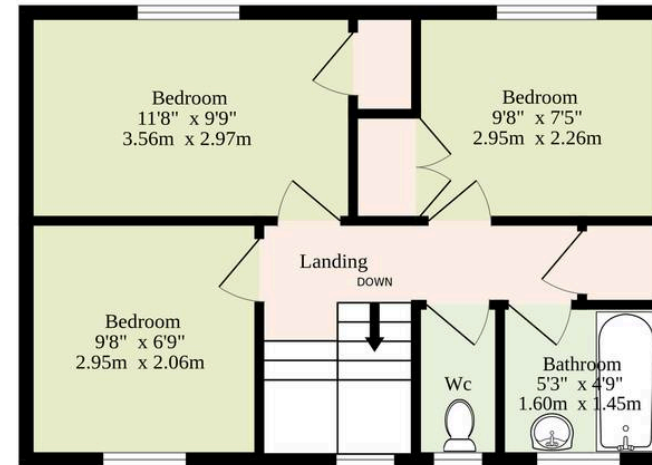


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor
659 sq.ft. (61.2 sq.m.) approx.



1st Floor
347 sq.ft. (32.2 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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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