



25 Phoenix Way, Stowmarket

Stowmarket



Minors & Brady

## 25 Phoenix Way

Stowmarket

Situated within a modern residential development, this well-presented link-detached family home offers generous and versatile accommodation extends to over 1,400 sqft.

Thoughtfully designed to suit the demands of modern family life, the property provides five bedrooms, multiple reception spaces, two en-suites, a garage and extensive parking. With the vendors having already found a property, this home presents an excellent opportunity for buyers seeking a spacious and well-connected family residence.



# 25 Phoenix Way

Stowmarket

- Spacious link detached family home offering over 1,400 sqft of accommodation
- Vendor has found, helping to support a smoother onward move
- Generous dual-aspect living room providing excellent natural light and direct garden access
- Separate dining room offering additional reception space for family meals or entertaining
- Well-appointed kitchen with ample storage, worktop space and integrated eye-level double oven
- Five well-proportioned bedrooms, ideal for growing families and flexible living
- Two en-suite shower rooms serving bedrooms one and two, plus a family bathroom
- Enclosed rear garden with patio seating areas and artificial lawn for low-maintenance enjoyment
- Garage, driveway and covered parking providing extensive off-road parking options
- Conveniently positioned close to local amenities and excellent transport links, including the main rail line connecting to Norwich and London

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



M&B

# 25 Phoenix Way

Stowmarket

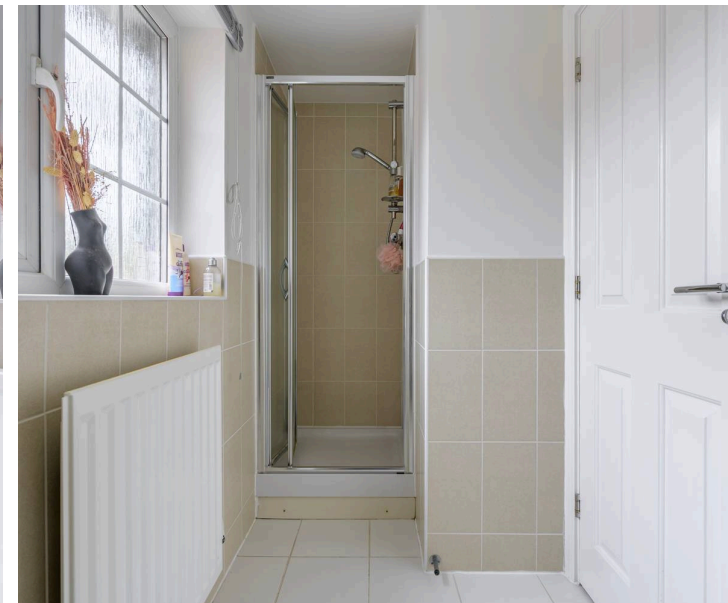
## Location

Situated within a modern residential development in Stowmarket, Phoenix Way enjoys a convenient location with easy access to a wide range of amenities. The town offers supermarkets, independent shops, cafés, restaurants, and leisure facilities, along with a selection of primary and secondary schools. Stowmarket railway station provides regular services to Ipswich, Norwich, and London Liverpool Street, making it a practical location for commuters.

The area also benefits from excellent road connections via the A14, linking to Bury St Edmunds, Ipswich, Cambridge, and beyond. Nearby parks, open green spaces, and countryside walks provide opportunities to enjoy the outdoors, while the town's growing range of facilities ensures everyday essentials are always within easy reach.

## Phoenix Way

The accommodation begins with a welcoming entrance hall, providing access to the principal reception rooms and benefiting from useful under-stairs storage. Positioned to the front of the home, the dining room offers a versatile space that can be used for formal dining, a playroom or a home office depending on individual requirements.



## 25 Phoenix Way

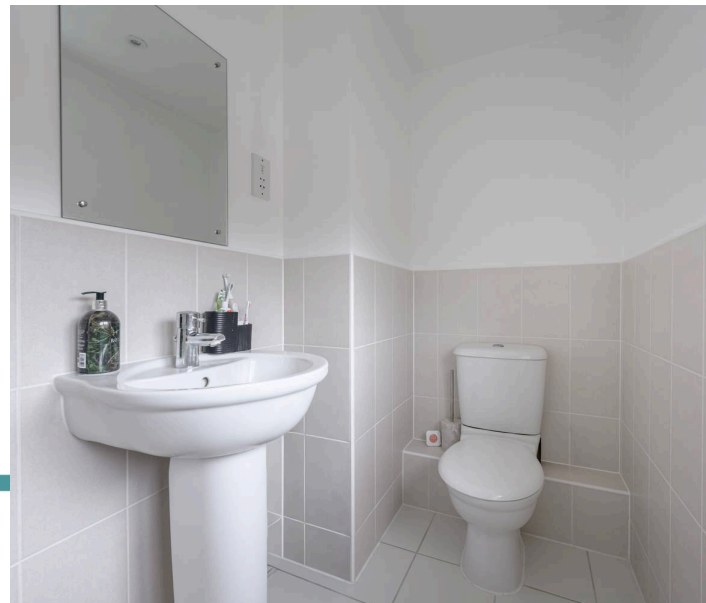
Stowmarket

The living room is a particularly generous reception space, extending across the depth of the property. Dual-aspect windows and a patio door allow plenty of natural light to enter, while direct access to the garden creates a practical connection between the indoor and outdoor spaces. The proportions of the room comfortably accommodate a range of furniture layouts, making it ideal for both everyday family life and entertaining.

The kitchen is fitted with a range of wall and base units alongside extensive work surface space, an eye-level double oven and gas hob. There is ample room for day-to-day family cooking, while the layout provides plenty of storage and workspace. A rear access door adds further practicality.

Completing the ground floor is a cloakroom fitted with a WC and wash basin, providing added convenience for both residents and visitors.

The first floor offers five bedrooms, providing flexibility for larger families, multi-generational living, guest accommodation or those requiring dedicated work-from-home space. Bedrooms one and two both benefit from built-in wardrobes and private en-suite shower rooms, creating comfortable principal and guest bedroom options.



## 25 Phoenix Way

Stowmarket

Bedrooms three and four are both well-proportioned doubles, while bedroom five provides further flexibility and could equally serve as a nursery, dressing room, study or hobby room. The remaining bedrooms are served by a family bathroom fitted with a bath, WC and wash basin.

Outside, the rear garden is fully enclosed and designed with ease of maintenance in mind, featuring patio seating areas alongside artificial lawn. The space is well suited to family use, outdoor dining and entertaining during the warmer months.

Parking is another notable advantage of the property. A single garage sits alongside a driveway and covered parking area, providing off-road parking for multiple vehicles, something that is increasingly sought after for modern family homes.



M&B

25 Phoenix Way

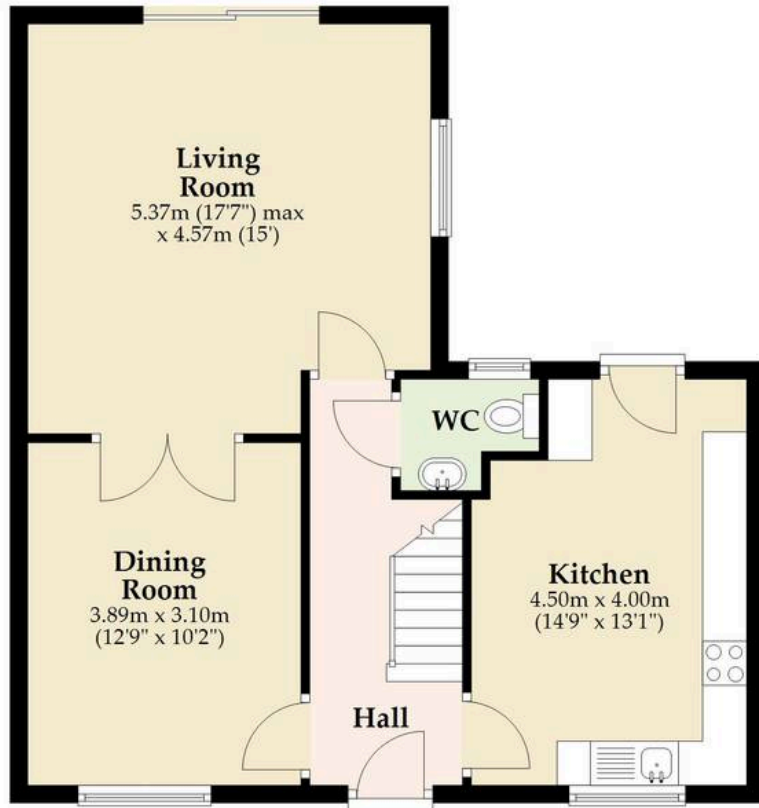
Stowmarket



M&B

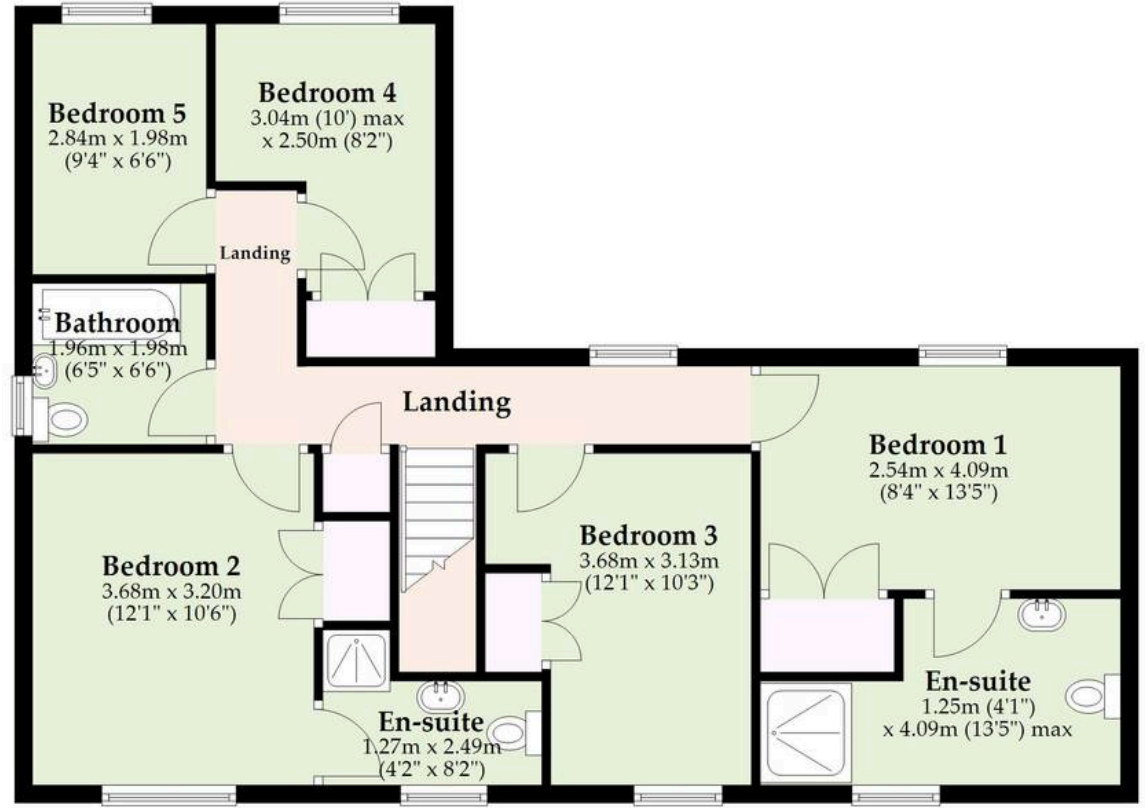
### Ground Floor

Approx. 60.3 sq. metres (649.1 sq. feet)



### First Floor

Approx. 75.7 sq. metres (815.2 sq. feet)



Total area: approx. 136.0 sq. metres (1464.3 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](mailto: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](mailto:enquiries@norfolk-mortgages.co.uk)