



54 Spencer Way, Stowmarket

Stowmarket



Minors & Brady

54 Spencer Way

Stowmarket

A home designed for easy, everyday living, this well-presented semi-detached property offers stylish interiors, an inviting open-plan living space and an expansive sun room that adds valuable flexibility for family life or working from home. With a downstairs cloakroom, three good-sized bedrooms, a modern family bathroom and a kitchen complete with fitted units, extractor hood and practical fixtures, it's a space that feels ready to enjoy from the moment you arrive. The low-maintenance enclosed garden provides a welcoming setting for outdoor dining, while the garage with power, lighting and internal access, along with off-road parking, adds everyday convenience. Set within walking distance of local schools, the leisure centre and essential amenities, and with motivated vendors, this is a property that supports a comfortable, well-connected lifestyle.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.





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- Extended semi-detached home offering increased ground-floor living space
- Stunning interior décor presented to a high standard throughout
- Open-plan living/dining room creating a practical and sociable layout
- Expansive sun room providing versatile additional accommodation
- Modern fitted kitchen with practical fixtures and space for appliances
- Three good-sized bedrooms including two comfortable doubles
- Family bathroom and downstairs cloakroom offering everyday convenience
- Low-maintenance enclosed rear garden with patio and lawn
- Garage with power, lighting and internal access plus off-road parking
- Walking distance to local schools, leisure centre and amenities with motivated vendors ready to proceed



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Spencer Way sits in a quiet residential pocket on the northern side of Stowmarket, offering a calm, suburban feel while keeping day-to-day essentials close at hand. The setting is mainly modern housing with green edges and easy access to walking routes, making it a practical base for families and commuters.

Supermarkets such as Lidl, Asda Stowmarket Superstore, ALDI, and Tesco Superstore are all within a short drive, giving plenty of choice for weekly shopping. Well-regarded local schools, including Wood Ley Community Primary School, Chilton Community Primary School, Grace Cook Primary School and Nursery, and Stowmarket High School, sit within the surrounding neighbourhoods.

Transport links are strong: Stowmarket Railway Station provides direct services to Ipswich, Norwich, Cambridge and London, and nearby road connections make travel around Suffolk straightforward. With the Mid Suffolk Leisure Centre, local parks, cafés, and the town centre's independent shops all close by, the area supports an easy, well-connected lifestyle without feeling busy or crowded.



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Set within a well-established part of Stowmarket, this semi-detached home offers stylish interiors, practical features and a layout that suits everyday living. With motivated vendors and a location close to schools, the leisure centre and local amenities, it presents an appealing option for buyers looking for a home they can settle into with ease.


The ground floor opens into an inviting open-plan living space, where the living and dining areas connect comfortably, creating a sociable setting for family time and relaxed evenings. French doors lead through to the expansive sun room, a versatile room that works well as a second lounge, playroom, home office or garden-facing dining area.

The kitchen sits just off the dining space and includes fitted wall and base units, roll-top work surfaces, a stainless-steel sink with mixer tap and an extractor hood, with space for your own appliances. These fixtures and fittings provide a practical and well-organised environment for everyday cooking. A downstairs cloakroom adds further convenience.

Upstairs, three good-sized bedrooms offer comfortable private spaces, each with natural light and neutral décor. The family bathroom features a panelled bath with shower over, a vanity sink, back-to-wall WC, heated towel rail and fitted lighting, all presented in a clean, modern style.

The enclosed rear garden has been arranged for easy upkeep, with a lawn, shingle borders and a patio area ideal for outdoor dining or weekend gatherings. The garage includes power, lighting, loft storage and internal access, offering useful space for storage or hobbies, while off-road parking sits to the front.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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 	

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A home designed for easy, everyday living, this well-presented semi-detached property offers stylish interiors, an inviting open-plan living space and an expansive sun room that adds

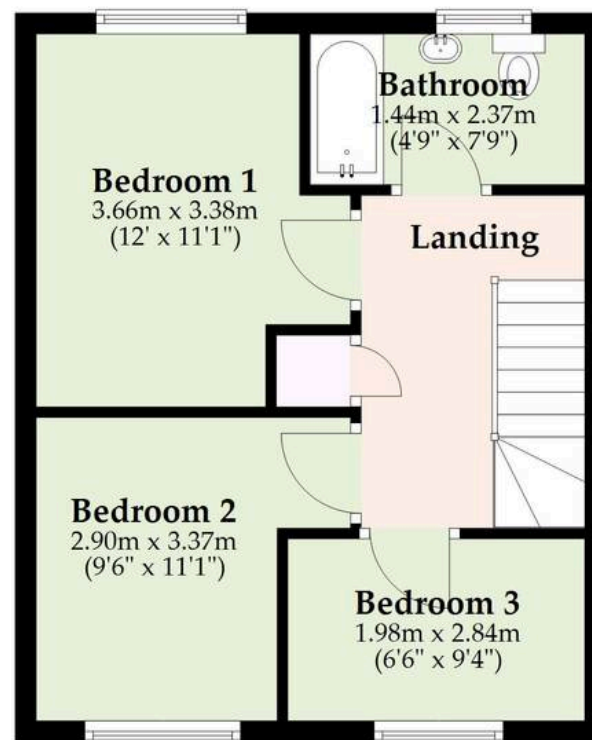
Ground Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



Total area: approx. 74.9 sq. metres (805.8 sq. feet)

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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*.



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Branch Manager



Meet *Chelsea*
Property Consultant



Meet *Lee*
Director

Minors & Brady
Your home, our market



burystedmunds@minorsandbrady.co.uk



01284 672200



2 St John's St, Bury St. Edmunds, IP33 1SQ

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