



PEGASUS MEWS, OULTON BROAD
£525,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





PEGASUS MEWS, OULTON BROAD, SUFFOLK NR32 3PE

- Newly built, completely in 2021
- Stunning panoramic views out over Oulton Broad
- Newly constructed jetty providing a private 34ft long mooring
- South facing garden extending to approximately 110ft looking over the water
- Ready immediately with no onward chain
- High standard of finish, very low maintenance

Offering stunning panoramic views out over Oulton Broad along with a private 34ft long mooring, this impressive, newly-built detached chalet bungalow has much to recommend it.

Completed in 2021, finished to a very high standard and available immediately, with no onward chain, this well-designed home would be perfect for anyone wanting to enjoy the lifestyle provided by living right on the water.

Oulton Broad offers scope for sailing, power boating, kayaking, paddle boarding and fishing with your own brand new private jetty just at the end of your garden.

Of brick construction under a tiled roof, this property offers full gas fired central heating with under floor heating throughout the ground floor and radiators to the first floor. Sealed unit double glazing, high quality fitted kitchen with wooden worktops and built in appliances, an integral garage with off road parking for two cars, and a south facing garden extending for approximately 110 ft with far reaching views out over the Broad.

ACCOMMODATION

Entrance Hall

Spacious entrance hall with glazed front door, wooden staircase to first floor, down lighters, two storage cupboards. Door to integral garage.

Living Room/Dining Room: 21'7" x 12'6"

Triple aspect with bi-folding doors leading out onto a south facing patio area. Views out over the rear garden and beyond out over the moorings and the Broad. Downlighters, wooden door, open plan to:



Kitchen: 10'8" x 10'6"

Full range of wall and floor mounted storage units finished with wooden worktops. Built in appliances comprising double oven, hob extractor hood, dishwasher and fridge freezer. Down lighters and under unit lighting. Window to rear with view of the water.

Bedroom 1: 13'7" x 12'1"

Dual aspect with bi-folding doors out onto the large patio looking out over the south facing garden. Downlighters, two double built in wardrobes, wooden door.

Bedroom 2: 14'6" x 8'0"

Window to front aspect, down lighters, wooden door.

Bathroom

Four piece family bathroom, panelled bath, low level w/c, vanity wash basin and a panelled bath. Downlighters, partially tiled walls, window to front aspect, heated towel rail, extractor fan and wooden door.

FIRST FLOOR

Landing

Bedroom 3: 18'8" x 10'9"

Side aspect dormer window with views out towards Oulton Broad. Radiator, wooden door, downlighters.

En-Suite Shower Room

Shower enclosure, low level w/c, vanity wash basin, heated towel rail, partially tiled walls, wooden door.



OUTSIDE

Gravelled off road parking for two cars.

Integral Garage with electric roller door, light, power and housing the central heating boiler.

Gated access to side with outside tap.

The rear garden is laid mainly to lawn, extending to approximately 110ft with a generous paved patio and a southerly aspect. The garden offers breathtaking views out over Oulton Broad as well as access to a private mooring jetty which is approximately 34ft long with nearby shore power.

ADDITIONAL INFORMATION

Tenure: Freehold.

Built in 2021.

Full residential status.

Access is via a shared roadway.

The mooring jetty and the two adjacent moorings will be jointly owned and maintained.

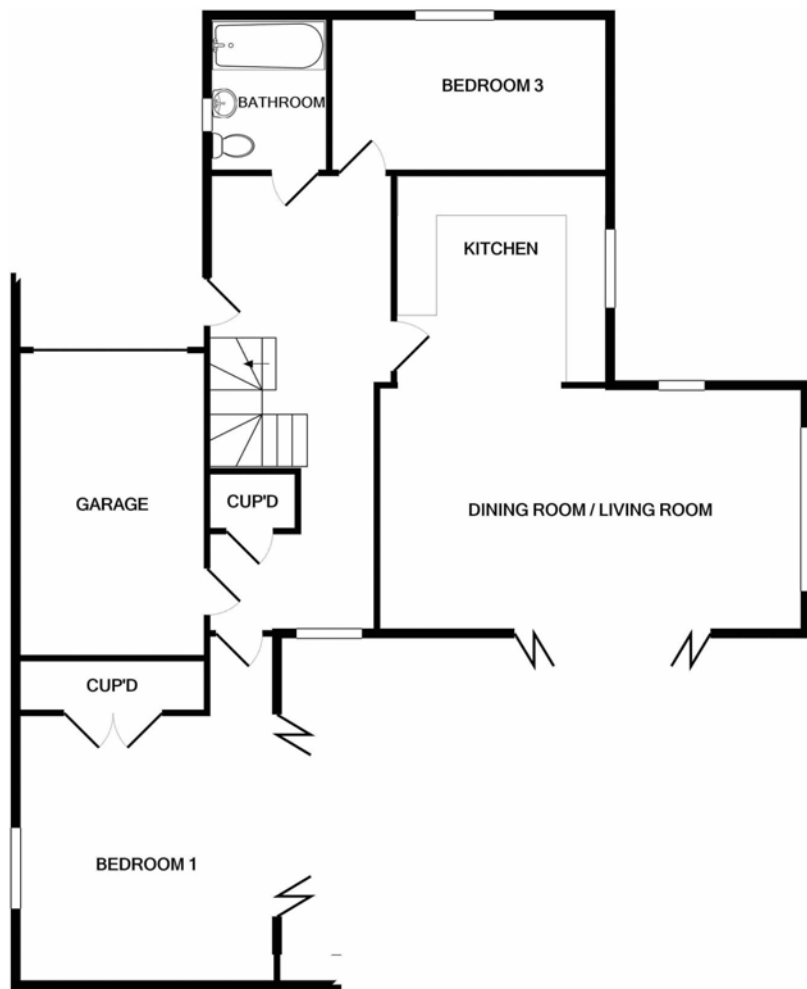
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.








GROUND FLOOR



1ST FLOOR

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	83	
(69-80) C		
(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 	



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