



3 Pegasus Mews Caldecott Road, Lowestoft

Lowestoft



Minors & Brady

3 Pegasus Mews Caldecott Road

Lowestoft, Lowestoft

Set within a well-established part of Lowestoft, this extended semi-detached home has been recently redecorated to offer a warm and practical living environment. The ground floor feels light and open, with a welcoming lounge featuring a character fireplace flowing naturally into a dining area that looks out to the garden through sliding glass doors. The adjoining kitchen is well designed and complemented by an extended utility room, offering both functionality and style. Upstairs, three comfortable bedrooms provide flexibility for family life or home working, while the family bathroom includes both a bath and a separate shower for added convenience. Outside, the enclosed rear garden offers space to relax or entertain, with a driveway and garage providing off-road parking. The property also benefits from double glazing throughout, a gas boiler fitted around three years ago, and replacement fencing due before the sale.

Location

Pegasus Mews is positioned off Caldecott Road in a well-established part of Lowestoft, offering easy access to both the town centre and the scenic northern coastline. Residents benefit from being just a short distance from local shops, supermarkets, and schools, as well as the nearby North Quay Retail Park for a wider choice of amenities. The area provides convenient transport links via Lowestoft train station and the A47, making it ideal for commuters, while the nearby seafront, parks, and leisure facilities add to its everyday appeal. Carlton Marshes Nature Reserve is also within easy reach, offering walking trails and wildlife spotting for those who enjoy the outdoors. Families will find several well-regarded schools and community facilities close by, enhancing the area's practical appeal. With beaches, riverside walks, and the Broads National Park all within a short drive, this location captures the best of coastal and countryside living.

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Stepping through the enclosed porch, the property opens into a welcoming entrance hall finished with wood-effect flooring and a fitted radiator. From here, the home flows naturally into the spacious lounge, a bright and inviting room where a large front-facing window fills the space with light. The traditional fireplace with a timber surround and inset gas fire forms a charming focal point, complemented by decorative dado rails and soft carpeting that enhance the room's character.

Beyond the lounge, the open layout continues into the dining area, perfectly suited for family meals or entertaining. Sliding glass doors lead directly to the rear garden, drawing in natural light and connecting indoor and outdoor living. The seamless flow between the lounge and dining space gives a sense of openness, while the cohesive finishes create a comfortable and homely atmosphere.

Positioned just off the dining area, the kitchen is both practical and well-designed, featuring a thoughtful arrangement of wall and base cabinets in blue and light wood tones with tiled splashbacks in complementary colours. Worktops extend along two sides, incorporating a stainless-steel sink below a rear-facing window and space for a freestanding cooker, with an extractor hood above. A separate utility room continues the same smart finish, offering additional storage and workspace alongside plumbing for appliances, a stainless-steel sink, and access to the garden through a part-glazed door.

Upstairs, the landing features a useful storage cupboard and access to three bedrooms, two of which are comfortable doubles. The principal bedroom is particularly generous in size, filled with natural light from large windows that create a calm and open feel. The second double bedroom includes mirrored sliding wardrobes that add both style and functionality, while the third bedroom offers versatility, well-suited as a home office, nursery, or guest room.

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The family bathroom is bright and well-proportioned, fitted with a four-piece suite that includes a corner bath with tiled surround, a curved glass shower enclosure with an electric shower unit, a pedestal wash basin, and a low-level WC. Natural light filters in through both a frosted window and a distinctive circular feature window, enhancing the room's airy feel. Wood flooring, part-tiled walls, and a wall-mounted mirror complete the clean and practical finish.

Outside, the home offers an enclosed rear garden laid to both patio and lawn, providing space for relaxation or outdoor dining. The paved patio leads directly from the dining area, creating an easy flow between the interior and garden, while a brick-built outbuilding provides handy storage. The garden is enclosed by timber fencing and mature planting for privacy, and off-road parking is available via a driveway leading to the adjoining garage.

Additionally, the property has been redecorated throughout and benefits from double glazing, with a gas boiler installed around three years ago and fencing due to be replaced prior to sale.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

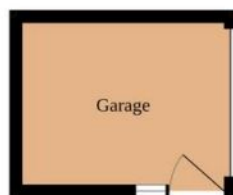
Council Tax Band- B

Some images used in this listing have been AI-staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

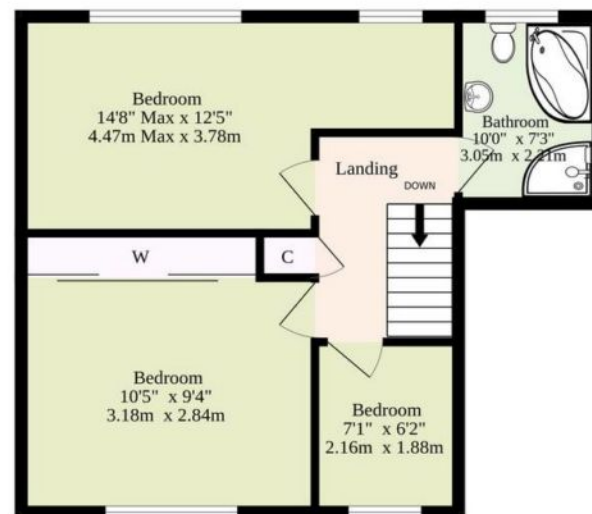


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Ground Floor
487 sq.ft. (45.2 sq.m.) approx.



1st Floor
430 sq.ft. (39.9 sq.m.) approx.



Sqft Excludes Garage

TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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