



*Mulberry Close,
Oulton Broad*

A particularly well-presented detached bungalow built by Badger Builders, pleasantly situated within a private close in the highly regarded area of South Oulton Broad. The property enjoys a convenient location close to a local shopping parade, while also benefiting from a quiet and established residential setting.

Features

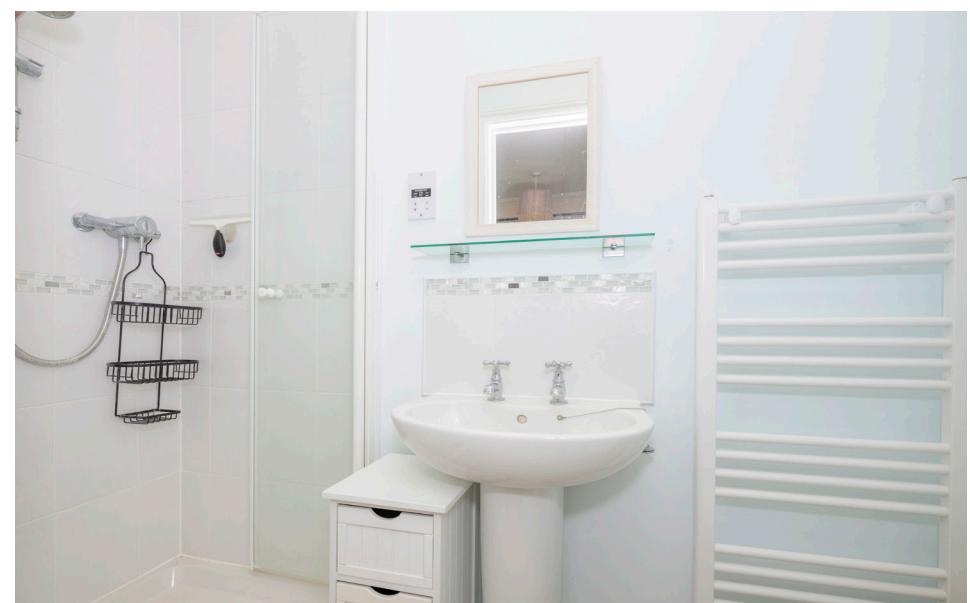
- Detached Three Bedroom Bungalow
- Entrance Hall
- Kitchen/ Diner
- Sitting Room
- Conservatory
- Ensuite Shower Room
- Separate Shower Room
- uPVC Double Glazing
- Landscaped Garden
- Large Driveway
- Detached Single Garage
- No Onward Chain



Property

The bungalow offers comfortable and well-planned accommodation throughout and benefits from sealed unit double glazing and gas central heating. The living space is thoughtfully arranged and comprises a spacious kitchen/diner, sitting room, conservatory, three bedrooms, an en-suite shower room, and a separate shower room. The property is approached via the front door, which opens into a welcoming entrance hall providing access to the principal rooms. The kitchen/diner is well proportioned and fitted with a hob and oven, offering ample worktop and cupboard space. There is plenty of room for a dining table and chairs, making it ideal for everyday family living or entertaining, and a side entrance door provides convenient access to the outside. The sitting room is accessed from the entrance hall and offers generous space for a range of furniture layouts. This attractive room is further enhanced by French doors that open into the conservatory, creating a light and airy feel. The conservatory provides an excellent additional reception space and enjoys pleasant views over the private rear garden, making it an ideal place to relax and unwind. There are three separate bedrooms, comprising two comfortable double bedrooms and one single bedroom, offering flexible accommodation suitable for families, guests, or home working. The master bedroom benefits from its own en-suite shower room, while a further well-appointed shower room is accessed from the hallway and serves the remaining bedrooms.







The Property....cont'd...../

Outside

Externally, the property is approached via a brickweave driveway which provides off-road parking for several vehicles and leads to a detached single garage. The garage is fitted with power and lighting and features an up-and-over door, offering secure parking or useful storage space. To the rear of the property is a fully enclosed and attractively landscaped garden.

The garden is mainly laid to lawn and is complemented by well-stocked borders and planted beds, providing colour and interest throughout the seasons. A paved patio area offers an ideal space for garden furniture, outdoor dining, and entertaining, all within a private and secure setting. The property is offered for sale providing onward chain, presenting an excellent opportunity for purchasers seeking a well-maintained bungalow in a desirable and convenient location.

Additional Information:

Local Authority : South Norfolk

Council Tax Band: C

Services: Gas for hot water and central heating. Mains water and sewage. Electricity connected.

Viewings: By Appointment Only

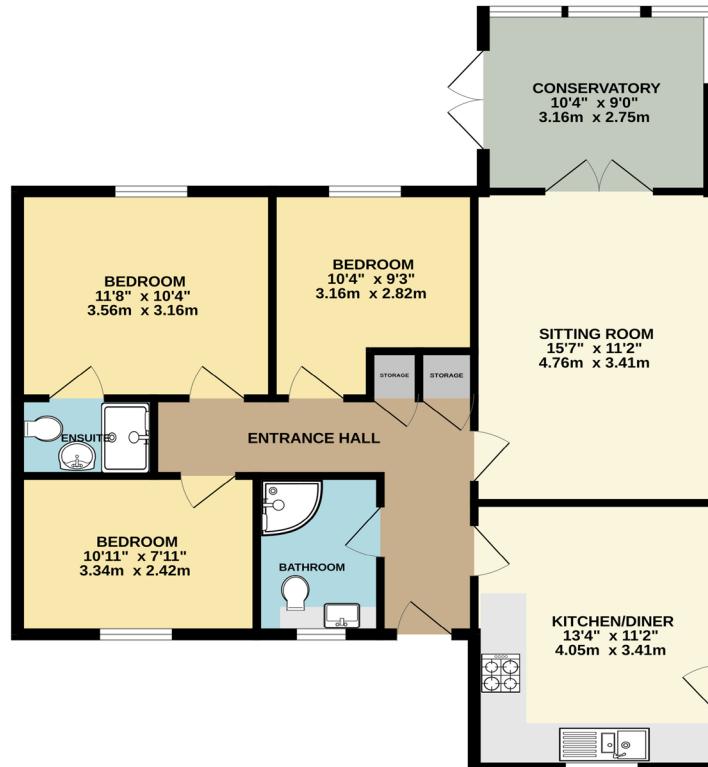
Post Code: NR33 8PZ

EPC Rating: C

Guide Price : £325,000

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA - 881 sq. ft. (81.9 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, fixtures, fittings and equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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