



*The Gardens,  
Oulton Broad, Suffolk*

*A well-presented detached bungalow situated in this popular area of Carlton Colville, conveniently located within walking distance of a local shopping parade, bus services and a nearby pub. The property offers well-planned and versatile accommodation throughout.*

### **Features**

- Detached Bungalow
- Two Double Bedrooms
- Fitted Kitchen
- Sitting Room / Dining Room
- Enclosed Rear Garden
- Driveway (Parking For Several Vehicles)
- Two Single Garages
- Walking Distance Of Amenities



### **The Property**

Entering the property via the entrance porch, a door opens into the spacious kitchen which is fitted with a range of worktops with cupboards and drawers beneath, along with a fitted oven and hob. A door from the kitchen leads into the L-shaped lounge/diner, which provides ample space for both living and dining furniture. This bright and welcoming room benefits from a feature fireplace, three windows that flood the space with natural light, and a further door leading into the entrance hall.

From the entrance hall there is access to two well-proportioned double bedrooms, with fitted wardrobes to the master bedroom. The modern shower room comprises a white suite including a corner shower cubicle, low-level WC and a vanity wash basin with cupboard beneath.





## **The Property....cont'd...../**

### **External**

Outside, the property boasts a large driveway to the front providing off-road parking for several vehicles, with the added benefit of two single garages. The driveway continues to the front entrance. To the side of the property is a fully enclosed garden, mainly laid to lawn and complemented by well-stocked borders.

### **Additional Information:**

Local Authority : East Suffolk

Council Tax Band: C

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

Viewings: By Appointment Only

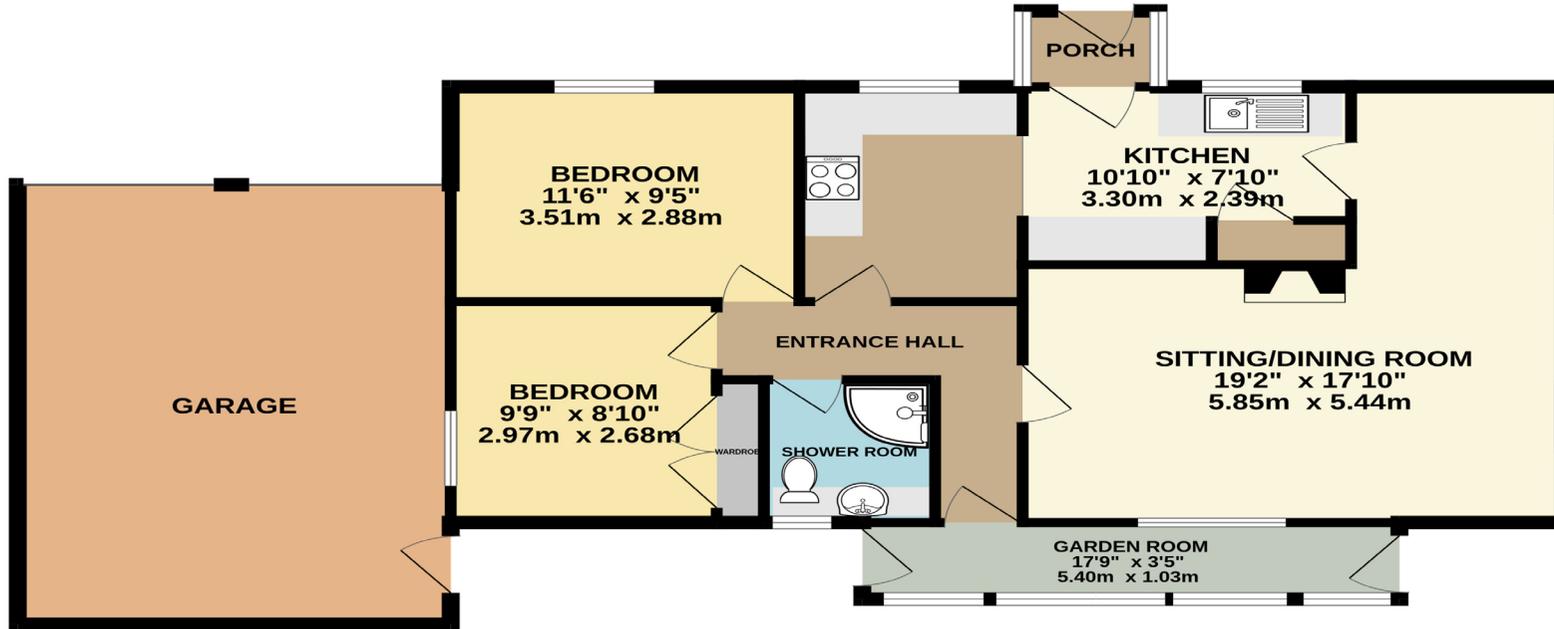
Post Code: NR33 8LQ

EPC Rating: C

Guide Price : £260,000

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  
1051 sq.ft. (97.7 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.7 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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