



## 46 Oulton Street, Oulton, Suffolk, NR32 3BB

This well-presented three-bedroom bungalow in the sought-after village of Oulton boasts a stylish open-plan living space incorporating a sitting room, dining area, and modern fitted kitchen, ideal for both everyday living and entertaining. The property benefits from a contemporary bathroom suite, gas central heating, and UPVC double glazing throughout.

Externally, the bungalow offers off-road parking for multiple vehicles, a low-maintenance west-facing courtyard garden featuring a patio and artificial lawn, as well as an attractive shingled frontage. Conveniently positioned close to local shops, schools, and transport links, this property presents an excellent opportunity for a range of buyers.

- Well presented bungalow
- 3 separate bedrooms
- Gorgeous open-plan living space
- Off road parking for multiple vehicles
- Modern bathroom suite
- West facing rear courtyard garden
- UPVC double glazing
- Gas central heating
- In sought after Oulton village
- Close to local amenities, shops & schools

**£230,000**



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	