



3 Patterdale Gardens, Oulton Broad, Suffolk, NR32 4TQ

**** GOOD SIZED PLOT **** With this fantastic detached bungalow in sought after cul de sac location! Boasting two double bedrooms, off road parking with garage and landscaped rear garden!

- Good sized plot
- Two double bedrooms
- Sought after cul de sac location
- Off road parking with garage
- Modern conservatory
- Ideal for public transport links
- Close to local amenities
- Porch and entrance hall
- Spacious kitchen/breakfast room
- Warnes build

£300,000

GROUND FLOOR



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