

**Aldreds**  
Estate Agents



2 Vervain Close

Bradwell, Great Yarmouth, NR31 8SS

Guide Price £400,000 - £425,000



## 2 Vervain Close

Bradwell, Great Yarmouth, NR31

\*\*\*GUIDE PRICE £400,000-£425,000\*\* SELF CONTAINED ANNEXE WITH OWN FRONT DOOR. Aldreds are delighted to offer this M.H King and Son built four bedroom detached house with additional two storey one bedroom annexe sitting on the popular Cornfields. The main property has an entrance hall, lounge/dining room, kitchen, utility room and ground floor cloakroom. On the first floor there is a landing with four bedrooms and a bathroom leading separately off. The annexe has its own entrance hall, ground floor cloakroom, a fantastic spacious lounge/dining/kitchen and first floor bedroom with ensuite shower room. Gas central heating (boiler fitted 2023) and sealed unit double glazing. Front & rear gardens and a driveway. Carpets as fitted are included in the asking price.

### Main House

#### Entrance Hall

Door to front, stairs rising to landing, radiator.

#### Cloakroom

Low level WC, hand basin, opaque double glazed window to front aspect.

#### Lounge/Dining Room

26'9" max 14'4" min x 21'10" max 12'0" min (8.17 max 4.38 min x 6.66 max 3.67 min)

Two double glazed windows to front aspect, double glazed window to rear aspect, double glazed patio doors to rear garden, two radiators.

#### Kitchen

12'4" x 9'4" (3.77 x 2.86)

Base and wall mounted storage units with rolltop work surfaces over, double glazed window to rear aspect, electric cooker point, stainless steel sink with drainer, plumbing for dishwasher.

#### Utility Room

8'4" x 8'3" (2.56 x 2.52)

Plumbing for washing machine, double glazed window to rear aspect.

#### Landing

Loft access, airing cupboard.

#### Bedroom 1

13'5" x 9'3" (4.1 x 2.84)

Double glazed window to rear aspect, radiator.

#### Bedroom 2

11'3" x 8'10" (3.44 x 2.7)

Double glazed window to front aspect, radiator.

#### Bedroom 3

10'5" x 8'0" (3.2 x 2.46)

Double glazed window to rear aspect, radiator.





#### Bedroom 4

10'2" x 7'3" (3.12 x 2.22)

Double glazed window to front aspect, radiator.

#### Bathroom

8'0" x 6'8" (2.45 x 2.04)

Panel bath with shower over, hand basin, low level WC, opaque double glazed window to rear aspect, heated towel rail.

#### Annexe

#### Entrance Hall

Door to front.

#### Cloakroom

Low level WC, hand basin.

#### Lounge/Dining Room/Kitchen

30'10" max x 16'3" max (9.42 max x 4.96 max )

Stairs rising to landing, double glazed window to front aspect, double glazed window to rear aspect, two radiators, base and wall mounted storage units, stainless steel sink with drainer, electric cooker point, plumbing for washing machine.

#### Bedroom

16'4" x 15'3" (4.98 x 4.65)

Two double glazed windows to front aspect, built in wardrobe, radiator, door to:-

#### Ensuite Shower Room

9'4" x 4'9" (2.86 x 1.46 )

Shower in cubicle, hand basin, low level WC, opaque double glazed window to side aspect, heated towel rail.

#### Outside

To the front of the property there is a driveway. To the rear of the property there is a lawned garden with decked patio area and timber shed.

#### Tenure

Freehold

#### Services

Mains water, electricity, gas and drainage.

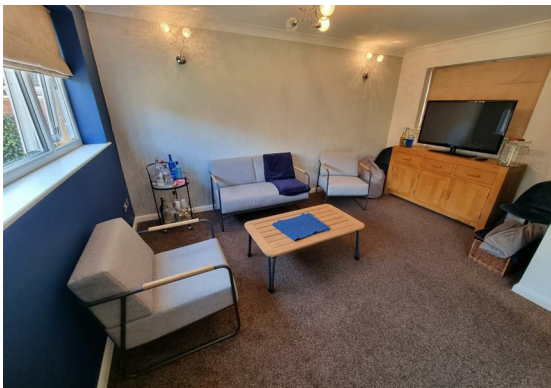
#### Council Tax

Great Yarmouth Borough Council - Band E

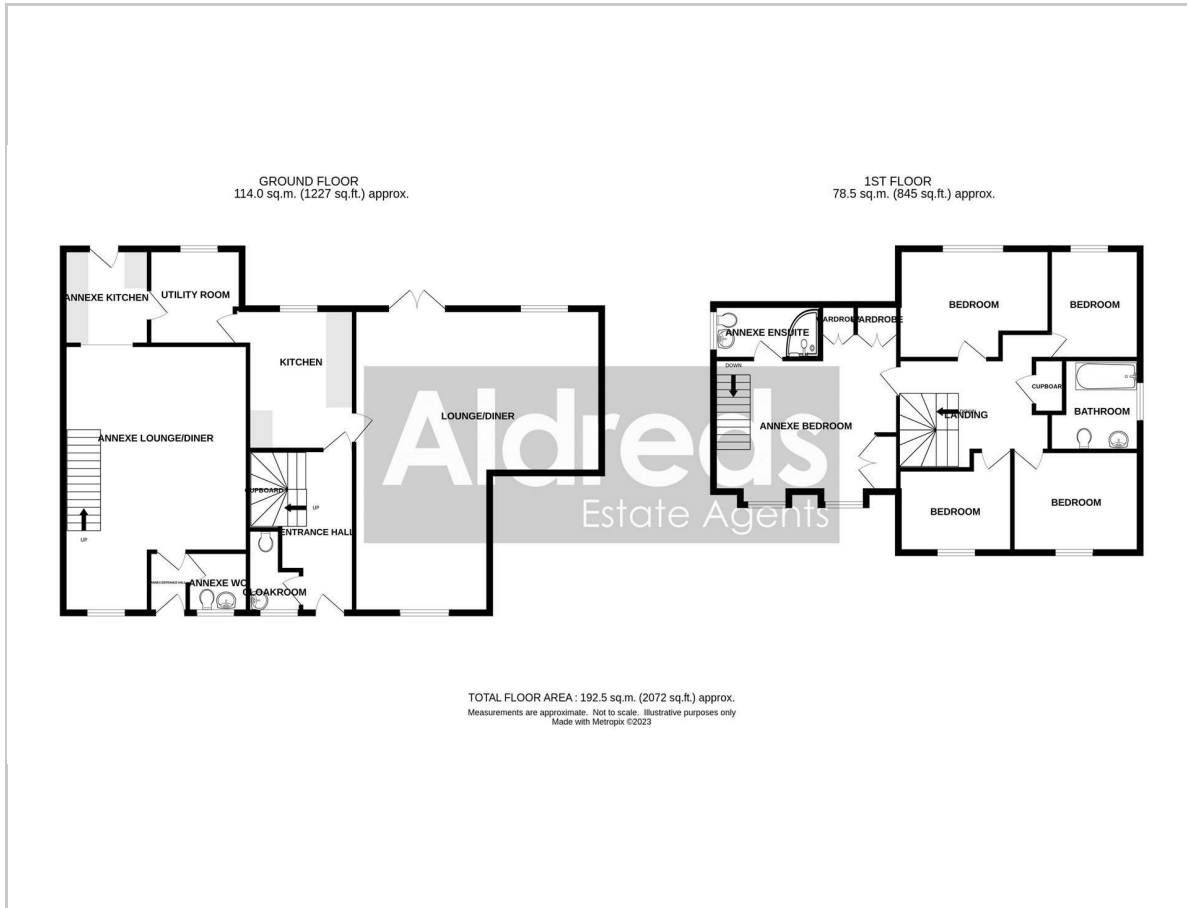
#### Location

Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre \* There are a variety of local shops \* Schools \* Medical centre \* Regular bus services to the main shopping areas \* Indoor swimming pool and recreation areas.

Ref: G17915/08/23



## Floor Plan



## Viewing

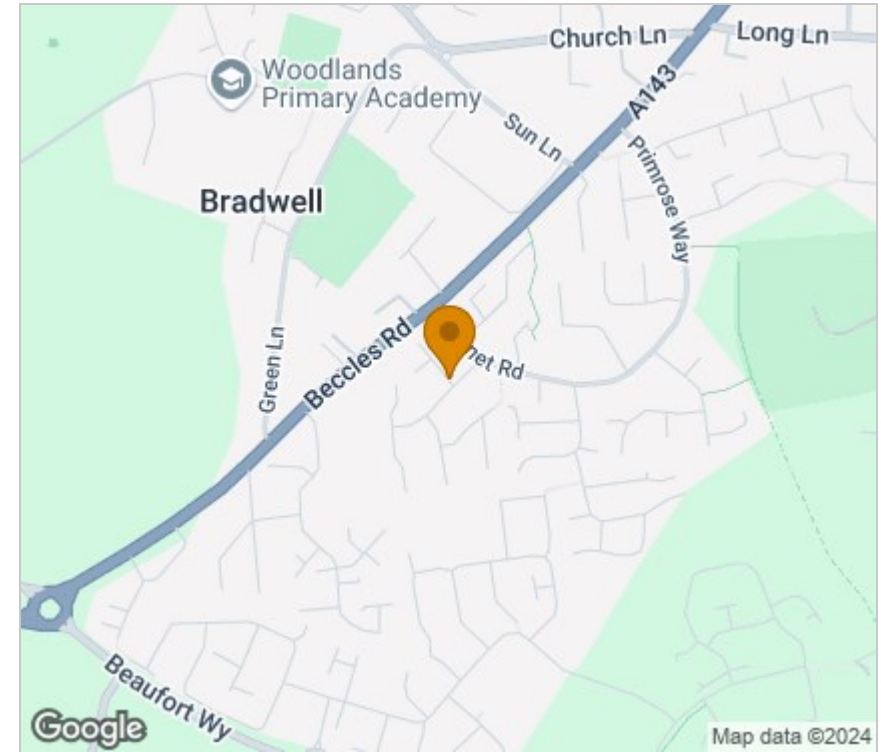
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

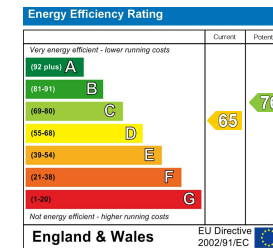
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## Area Map



## Energy Efficiency Graph



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