



Geneva Road, Ipswich, IP1 3NP

welcome to

Geneva Road, Ipswich

This well-presented, semi-detached home benefits from five, large double bedrooms, a separate lounge and dining room, a large, tanked basement, off street parking for 3 large vehicles, a sun-trap rear garden and NO ONWARD CHAIN!



Entrance Porch

4' 9" x 3' 1" (1.45m x 0.94m)

Double glazed window to the side, tiled flooring, exposed brickwork and a door to the hall.

Entrance Hall

10' 2" x 9' 9" (3.10m x 2.97m)

Wood effect flooring, one radiator and double glazed window to the side.

Cloakroom

6' 9" x 3' 1" (2.06m x 0.94m)

Low level WC, wood effect flooring and pedestal wash hand basin.

Ground Floor Bathroom

7' 5" x 7' (2.26m x 2.13m)

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, double glazed window to the rear, spot lights, tiled flooring, partially tiled walls and chrome heated towel rail.

Lounge

13' 6" x 10' 9" (4.11m x 3.28m)

Double glazed windows to the front and side, wood effect flooring, one radiator, a gas fire with stone base, a wall papered wall and TV point.

Dining Room

10' 8" x 10' (3.25m x 3.05m)

Double glazed windows to the front and side, carpet flooring, one radiator and a feature wall papered wall.

Kitchen

8' 8" x 8' 7" (2.64m x 2.62m)

Double glazed window to the rear, a door to the garden, tiled flooring, eye and base level units in navy shaker style with white, marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, space for a fridge/freezer, cooker and washing machine, a fitted extractor fan and a wall mounted gas fired boiler.

Basement Landing

Carpet flooring, one radiator and spot lights.

Basement Bedroom Five

12' 5" x 9' 3" (3.78m x 2.82m)

Double glazed window to the front, wood effect flooring, one radiator and spot lights.

Basement Bedroom Four

12' 4" x 10' (3.76m x 3.05m)

Double glazed window to the front, wood effect flooring, one radiator and spot lights.

Basement Store Room

9' 8" x 5' 8" (2.95m x 1.73m)

Tiled effect flooring, spot lights and a 5ft 9" head height.

First Floor Landing

Carpet flooring and loft hatch.

Master Bedroom

12' 7" x 11' (3.84m x 3.35m)

Double glazed window to the front and side, wood effect flooring, one radiator, two fitted wardrobes and a fireplace.

Bedroom Two

10' 4" x 7' 4" (3.15m x 2.24m)

Double glazed window to the rear, wood effect flooring, one radiator and a wall papered wall.

Bedroom Three

13' 7" x 9' 9" (4.14m x 2.97m)

Double glazed windows to the front and rear, one radiator, wood effect flooring and a wall papered wall.

Outside:

Front Garden

Generous frontage with a block paved driveway, providing off street parking for three large vehicles, a lawned area with enclosed border, a side access.

Rear Garden

A lean-to to the side with a Velux window and separate entry door, a stoned area, a hard standing area and a fully enclosed border. This is the perfect sun trap for enjoying the afternoon sun!

Basement Information

This basement has recently been tanked by Tony Flowers, a reputable local contractor and has a guarantee. The basement now provides two large, double bedrooms, a large landing and a store room or potential study. This area could make the perfect apartment (STPP).



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welcome to

Geneva Road, Ipswich

- No onward chain
- Five, large double bedrooms
- Separate lounge & dining room
- Off street parking for 3 large vehicles
- Large, tanked basement with store room & potential study

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£280,000



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