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Geneva Avenue

Martlesham Heath, Ipswich, IP5 3RS

Price £195,000

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Front Garden
There are steps leading to the front door, the remainder of the front has a lawn area and gated access to the gardens. There is also a block paved drive providing access to the garage and further access to the garden. Towards the front there is an exposed porchway with spotlighting.

Entrance Hallway
Access via a double glazed entrance door with a radiator, carpeted flooring, loft acess, two storage areas, storage cupboard and doors giving access to the remainder of the property.

Lounge
18'11" x 9'11" (5.77m x 3.02m)
UPVC double glazed Georgian style window to front, two UPVC double glazed Georgian style windows to side, two radiators, carpeted flooring, valulted ceiling and a feature fireplace.

Dining Room
9'6" x 7'10" (2.90m x 2.39m)
UPVC double glazed window to front, radiator, carpeted flooring, door giving access to the kitchen and double access to the lounge.

Kitchen
11'6" x 9'0" (3.51m x 2.74m)
A luxury re-fitted kitchen with UPVC double glazed Georgian style window to rear, UPVC double glazed Georgian style door giving access to the rear garden, built in four burner gas hob with glass splashback and stainless steel extractor hood over, 1 1/2 bowl sink with a mixer tap inset into a rolled-edge worksurface with cupboards and drawers under and matching above, built-in dishwasher, built-in washing machine, built-in tumble dryer, built-in double oven, built-in fridge and freezer, cupboard housing the boiler which was fitted in 2018 and regularly serviced. The remainder of the kitchen has wood effect vinyl flooring and a panelled ceiling with inset spotlighting.

Bedroom One
13'5" x 10'10" (4.09m x 3.30m)
UPVC double glazed Georgian style window to front, two radiators, carpeted flooring, two radiators, access to walk-in wardrobe.

Walk-in Wardrobe
5'5" x 3'11" (1.65m x 1.19m)
With a range of drawers and hanging space and a door giving access to the en-suite.

En-Suite Shower Room
6'2" x 5'2" (1.88m x 1.57m)
UPVC double glazed window to rear, low-level W.C., fully tiled shower cubicle with independent shower over, pedestal wash hand basin with a mixer tap, shaver point, extractor fan, chrome heated towel rail, part-tiled walls and tiled flooring.

Bedroom Two
8'11" x 8'0" (2.72m x 2.44m)
UPVC double glazed Georgian style window to rear, radiator, fitted bed surround with wardrobes to either side, carpeted flooring and panelled ceiling

Separate W.C.
5'6" x 5'3" (1.68m x 1.60m)
UPVC double glazed window to front, low-level W.C., vanity wash hand basin with a mixer tap, chrome heated towel rail, part-tiled walls, tiled flooring, extractor fan, panelled ceiling with inset spotlighting, storage cupboard/ airing cupboard housing a radiator.

Rear Garden

Block paved patio area with gazebo above, raised flowerbed, decked patio area and a lawn area. There is an outside tap and access to the garage.

Garage

Manual up and over door,personal door giving access to the garden supplied with power and lighting.

Agents Notes

Tenure - Non Traditional
Council Tax Band - A
Service Charges £2,586.50























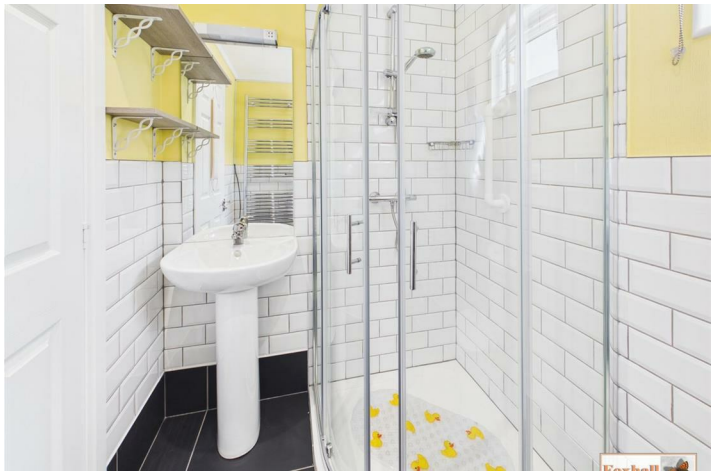












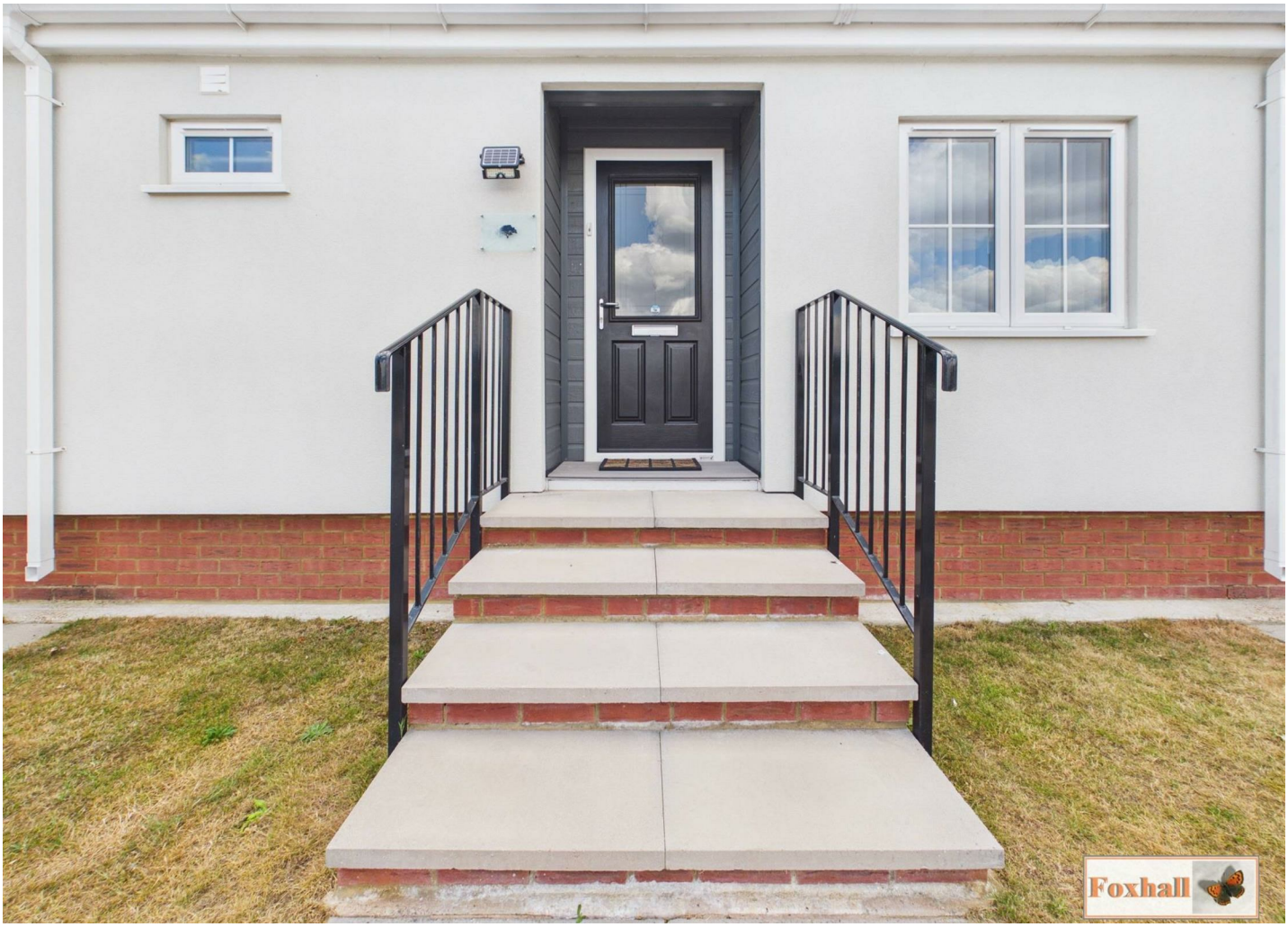









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Road Map



Hybrid Map



Terrain Map



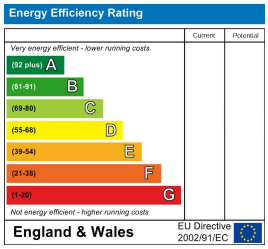
Floor Plan

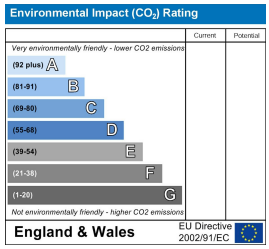


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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