Geneva House

£650,000

- DETACHED FOUR BEDROOM FAMILY HOUSE WITH LARGE WALLED GARDENS AND A GATED SEVEN CAR DRIVE, 28 FT GARAGE. 18 FT LOUNGE, 13 FT DINING ROOM, 20 FT SITTING ROOM, DOWN STAIRS CLOAK ROOM, SNUG/STUDY.
- 21 FT X 18 FT KITCHEN BREAKFAST ROOM, UTILITY ROOM. TWO BATHROOMS.
- EPC Ratina: C

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About the property

A particularly large distinctive detached four bedroom family house, originally built circa 1920, extended greatly in the years following, and occupying a magnificent level enclosed garden plot. This substantial home is in need of modernisation, but offers a great opportunity to a growing family with the exceptional living space provided on the ground floor, and the extensive gardens and gated driveway. Approached by double gates leading into a double width private tarmac drive which follows the depth of the plot, and leads directly to a detached substantial garage (28'0 x 15'8). There are extensive lawns to both the front and rear of the property and the entire garden is walled and fenced affording maximum privacy and security. The property includes gas heating with panel radiators (Boiler circa 2013), hardwood effect PVC double glazed windows, and mains electricity, gas, water and drainage, The capacious and versatile ground floor living space comprises an entrance hall inset with a spindle balustrade stair case, a formal dining room approached by double doors and open plan to a large lounge (17'10 x 12'0), a 20 FT sitting room, a separate snug/study and a spacious 21 FT family room. The L shaped kitchen and breakfast room is a generous (21'6 x 18'4), equipped with integrated appliances and PVC double glazed french doors which open onto the level rear gardens, whilst a separate utility room and down stairs cloak room is located adjacent.

Accommodation

The Property

The first floor living space comprises four bedrooms and two bathrooms, one being ensuite to the master bedroom. The family bathroom comprises a large semi-sunken bath and a separate corner shaped shower cubicle. This unique home benefits a prominent position, fronting quiet Wellfield Road, well placed for access to the Village of Marshfield.
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hall

Approached via a PVC double glazed part panelled front entrance door, inset with a patterned glass single centre window with matching upper light window, further obscure glass PVC double glazed window to front with Geneva House stencil, spindle balustrade single flight staircase to first floor landing, double radiator, PVC double glazed hardwood effect window with bevelled leaded coloured glass upper lights to side drive.

Cloaks Hanging Cupboard

Deep full height built-in cloaks hanging cupboard with picture rail and double doors.

Lounge

17' 10" x 11' 11" (5.44m x 3.63m)
Tongue and groove ceiling, hardwood effect PVC double glazed window inset with coloured leaded bevelled glass upper lights enjoying outlooks across the walled and sizeable front gardens, double radiator. Further independent multi pane door leading in to the sitting room.

Kitchen & Breakfast Room

21' 6" x 18' 4" L shaped (6.55m x 5.59m L shaped)
Fitted along four sides with a full range of panel fronted light oak floor and eye level units beneath laminate work surfaces incorporating a four ring Stoves gas hob beneath a concealed extractor hood, built in Stoves fan assisted electric oven with separate grill, integrated sink unit with mixer taps, vegetable cleaner and drainer, part ceramic tiled walls, space for the housing of an American style fridge freezer, matching eye level display cabinets and corner end shelves, under unit lighting, integrated Neff dishwasher, ceramic tiled floor, peninsula breakfast bar, hardwood effect PVC

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Floorplan

Important Information

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