



Lattice Avenue, Ipswich IP4 5LJ



welcome to

Lattice Avenue, Ipswich

EAST IPSWICH **FOUR BEDROOMS **TWO RECEPTION ROOMS **CONSERVATORY **CLOAKROOM **FIRST FLOOR BATHROOM **OFF ROAD PARKING **GOOD SIZE REAR GARDEN **DETACHED FAMILY HOME **MAJORITY OF EXTERNAL WALLS HAVE INTERNAL INSULATION **VIEWINGS HIGHLY RECOMMENDED



Entrance Door Into-

Hallway

Stairs to first floor with under storage.

Lounge

14' 11" x 11' 9" (4.55m x 3.58m)

Double glazed window to the front and side. Gas coal effect fire with mantelpiece surround.

Dining Room

12' 11" x 10' 5" (3.94m x 3.17m)

Double glazed window to the rear. Electric fireplace.

Kitchen

12' 8" x 12' 1" (3.86m x 3.68m)

One and a quarter sink unit with adjoining work surface, under cupboards and drawers and matching base units. Space for cooker, washing machine and fridge freezer. Double glazed windows to the side and rear along with door into garden.

Conservatory

13' 2" x 8' 8" (4.01m x 2.64m)

Glass surround and door into garden.

Cloakroom

Three-piece suite comprising of shower cubical, low level W/C and wash hand basin. Obscured double glazed window to the front.

Landing

Bedroom One

16' 8" x 10' 11" (5.08m x 3.33m)

Double glazed window to the front and fitted storage.

Bedroom Two

11' 11" x 11' 3" (3.63m x 3.43m)

Double glazed window to the rear.

Bedroom Three

12' 1" x 8' 4" (3.68m x 2.54m)

Double glazed window to the side and access to the loft. Built in cupboard housing boiler.

Bedroom Four

9' x 7' 4" Sloping Ceiling (2.74m x 2.24m Sloping Ceiling)

Double glazed window to the rear.

Bathroom

Three-piece suite comprising of low-level W/C, pedestal wash hand basin and enclosed bath. Half tiled with obscured double-glazed window to side.

Outside

Front Garden

Enclosed by wall, paved to allow off road parking.

Garage

Up and over door with power and light.

Rear Garden

Enclosed, mainly laid to lawn with mature shrubs and boarders. Pathway and seating area.



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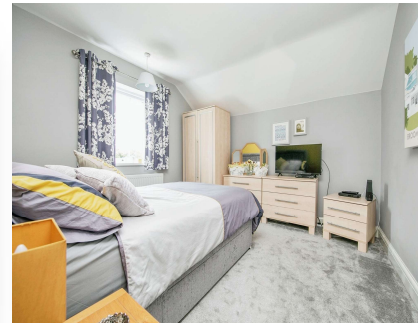
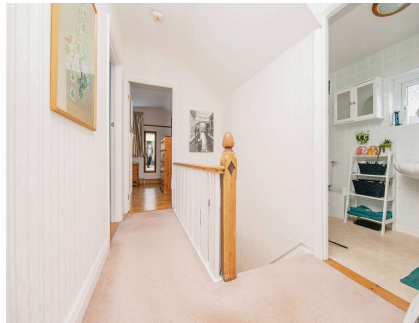
welcome to

Lattice Avenue, Ipswich

- East Ipswich
- Excellent Schools
- Two Reception Rooms
- Conservatory
- Cloakroom

Tenure: Freehold EPC Rating: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW103151 - 0004

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