



Lattice Avenue, Ipswich IP4 5LL

welcome to

Lattice Avenue, Ipswich

Having a fantastic location, within easy reach of well-regarded local schools and close to amenities is this delightful THREE BEDROOM DETACHED HOUSE, with off road parking. The property flows well, and is complemented well by a landscaped rear garden, Early viewing is strongly recommended.



Entrance Door

Stained glass entrance door leading to entrance hall.

Entrance Hall

Stairs rising to first floor. Doors to Living Room, Dining Room and Kitchen. Under stairs storage.

Living Room

15' x 13' 4" (4.57m x 4.06m)

Bay window to front aspect, This is a delightful room, complemented by a feature fireplace.

Dining Room

10' 5" x 8' 9" (3.17m x 2.67m)

Charming space with window and door to rear, overlooking and leading to the garden, Additionally, a further door leads to the rear lobby.

Kitchen

14' 2" x 10' 8" (4.32m x 3.25m)

The well-presented kitchen has an array of floor and wall units, with co-ordinated work surfaces. There is space for a range cooker and an integrated fridge and dishwasher. To the rear, a windows and doors overlook and lead into the conservatory.

Conservatory

12' 3" x 10' 9" (3.73m x 3.28m)

This stunning room offers wonderful garden views and is a lovely space to enjoy all the flowers and plants outside.

Shower Room

Window to rear aspect. Fitted with a three-piece suite comprising of a low level WC, wash hand basin and shower cubicle.

Rear Lobby

Window to rear aspect, doors to shower room and to the garage

Garage

11' 3" x 8' 1" (3.43m x 2.46m)

The length of the garage was reduced when the shower room was created within the property.

However, it still maintains space ideal for storage and bikes.

First Floor Landing

Well-proportioned landing, with doors giving access to all bedrooms and family bathroom.

Bedroom One

13' 7" x 12' 9" (4.14m x 3.89m)

Bay window to front aspect.

Bedroom Two

13' 11" x 11' (4.24m x 3.35m)

Window to rear aspect

Bedroom Three

9' 9" x 7' 3" (2.97m x 2.21m)

Window to rear aspect, built in storage,

Bathroom

Window to front aspect, suite comprising of low level wc, wash hand basin, bath with telephone style mixer tap.



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welcome to

Lattice Avenue, Ipswich

- EAST IPSWICH
- EASY REACH TO LOCAL SCHOOLS
- WELL PRESENTED ACCOMMODATION
- TWO RECEPTION ROOMS
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£425,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
IPW103722 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk