



**Lattice Avenue, Ipswich, IP4 5LL**

*welcome to*

## Lattice Avenue, Ipswich

Offering two reception rooms, two bathrooms, generous off street parking and an exceptional South facing rear garden, this property has been extensively refurbished to create a superb, contemporary home, designed around modern family living and entertaining.

### Entrance Hall

The property is entered via a composite front door into an impressive, long sweeping entrance hall, with adjacent floor to ceiling, frosted double glazed windows to the front, tiled flooring, radiator, a storage cupboard, additional understairs storage and an attractive panelled staircase to the first floor. A stable style door provides access through to the kitchen.

### Lounge

A beautifully presented, cosy bay fronted lounge with double glazed bay window to the front and fitted shutters, carpet flooring, radiator and TV point, creating a welcoming space in which to relax.

### Kitchen/Diner/Snug

Undoubtedly the showpiece of the home, this elaborate open plan kitchen/diner/snug space has been created with entertaining firmly in mind. The kitchen itself offers an extensive range of eye level units in white with matte grey base units and compact, concrete effect worktop surfaces, matching splashbacks with under-cabinet lighting, a sink plus drainer and chrome mixer tap, two integrated ovens, a five-burner gas hob with extractor hood, space for an American-style fridge/freezer and dishwasher, tiled flooring and a large pantry cupboard. The dining and snug areas are flooded with natural light courtesy of large sliding double doors, opening onto the rear garden, adjacent floor-to-ceiling double glazed windows and a substantial skylight with fitted retractable blind. Two grey vertical radiators and fitted downlights complete the contemporary finish, while the proportions provide ample room for a substantial dining table and chairs alongside a comfortable sofa arrangement. An open archway leads directly through to the study.

### Study

Additional reception space with a double glazed window overlooking the rear garden, tiled flooring and a full wall of fitted sliding storage cupboards. Ideal for use as a home office, study or additional family space.

### Utility Room

A glazed door to the garden, tiled flooring, a fitted oak effect worktop, with space beneath for appliances including a washing machine and tumble dryer, a stainless steel sink plus drainer and chrome mixer tap, white eye level storage cupboards, partially tiled walls, extractor fan and ample additional storage.

### Ground Floor Cloakroom

Low level WC, vanity wash basin, tiled flooring, partially tiled walls, electric heater, extractor fan and double glazed window to the side.

### Bedroom Four

Created from the former garage conversion, bedroom four provides excellent flexibility for family living and benefits from a double glazed window to the front, grey wood effect flooring, radiator, loft hatch and extractor fan. The room also incorporates its own bath with shower attachment, glass screen and tiled splashback.

### First Floor Landing

Carpet flooring, a Velux window providing natural light.

### Master Bedroom

A generous master bedroom with two double glazed windows to the front, carpet flooring, radiator, a fireplace with tiled hearth and a four door fitted wardrobe, which is to remain.

### Bedroom Two

A further generous bedroom overlooking the rear, with double glazed window, carpet flooring, radiator, a double fitted, sliding mirrored wardrobe, a fireplace, fitted shelving, drawers and storage units.

### Bedroom Three

Double glazed window, overlooking the rear garden, carpet flooring, radiator, feature wallpapered wall and built-in wardrobe.

### Shower Room

Contemporary first floor shower room with low level WC, dual vanity wash basins with chrome mixer taps, a corner shower enclosure with a waterfall shower and separate shower attachment, oak effect flooring, Velux window, loft hatch, extractor fan, chrome heated towel rail and an illuminated de-misting mirror.

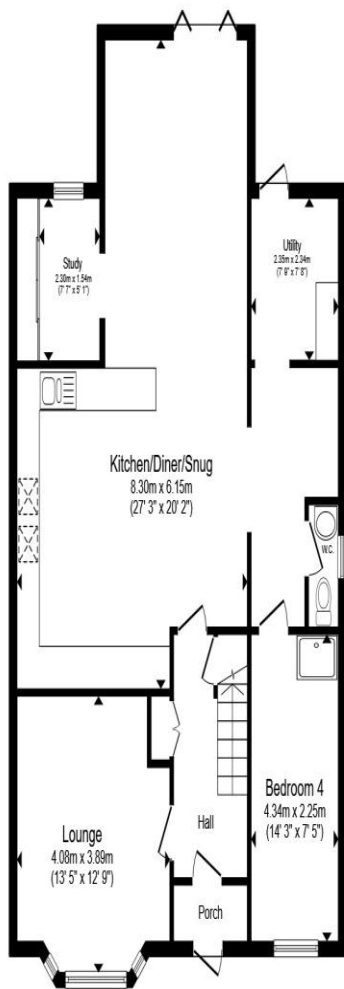
### Outside:

### Front Garden & Parking

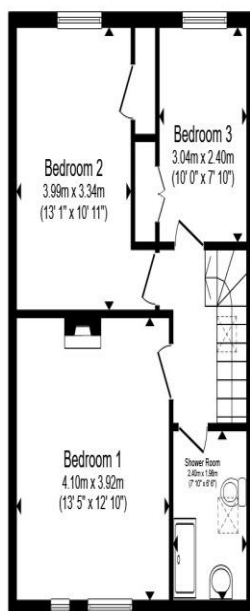
The front of the property features a raised brick planter and a substantial block paved driveway, providing off street parking for approximately three large vehicles. There is exterior lighting and a gated side access, leading to the rear garden.

### South Facing Rear Garden

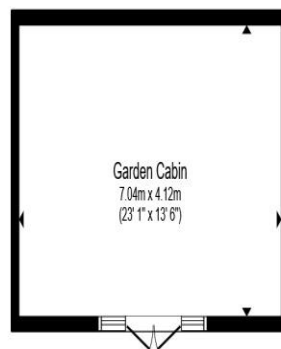
The beautifully landscaped, South facing rear garden is a real highlight of the property and has been thoughtfully designed to create a garden you won't want to take a holiday from! Immediately adjoining the house is a large, wraparound Porcelain patio, providing an exceptional space for outdoor entertaining and alfresco dining. Exterior lighting surrounds the garden and can be controlled from both the house and garden cabin, while outside power points and a water tap add further practicality. Steps lead down into the remainder of the garden, where there are two powered sheds, a further Porcelain patio seating area, artificial lawn and attractive stone borders. A particularly impressive feature is the aluminium retractable canopy, complete with three retractable sides and retractable roof. This superb outdoor entertaining space also benefits from a fitted electric heater, power and lighting and is to remain with the property. Elsewhere, the garden features a small wildlife pond, planted beds, extensive decorative stone areas, raised beds and planters, together with a dedicated BBQ area with pergola over. An additional canopy can be found along the far left hand boundary. To the rear is the impressive, detached garden cabin.



**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 195.1 m<sup>2</sup> (2,100 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Lattice Avenue,**  
**Ipswich**

- Four-bedroom detached family home
- Cosy bay-fronted lounge with fitted shutters
- Separate study/home office
- Ground floor cloakroom & 1st floor shower room
- Off street parking for approximately three vehicles

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers in excess of  
**£450,000**



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