



**Lattice Avenue, Ipswich IP4 5LL**



**welcome to**

**Lattice Avenue, Ipswich**

\*EAST IPSWICH \*STUNNING EXTENDED DETACHED FAMILY HOME \*THREE RECEPTION AREAS \*CONSERVATORY \*UTILITY ROOM \*SHOWER ROOM  
\*THREE BEDROOMS \*FIRST FLOOR BATHROOM \*100 ft SOUTH FACING REAR GARDEN \*GARAGE \*STUNNING INSIDE & OUT



### **Entrance Door Into-Hallway**

- \*Long sweeping hallway
- \*Karndean herringbone oak flooring
- \*Frosted window with additional stain glass window over looking garage storage
- \*Paneled staircase
- \*Under stairs storage
- \*Archway

### **Living Room**

- \*Double glazed bay window to the front
- \*Gas effect fire with oak mantel and 'stone-effect' surround

### **Dining Room**

- \*Double glazed windows to the rear
- \*Double glazed door to the rear

### **Kitchen**

- \*One and a half sink unit with chrome mixer tap over
- \*Adjoining oak work surface with under cupboards and drawers and matching base units
- \*Integrated fridge and dishwasher
- \*Space for cooker (to remain) extractor hood and light over
- \*Additional island with oak work surface and under storage, suspended lighting
- \*Moroccan style tiled splash backs
- \*Herringbone tiled flooring
- \*Double glazed window to both rear and side
- \*Vaulted ceiling with two rain sensitive skylight windows
- \*Bi fold doors
- \*Spot lights
- \*Oak shelving

### **Conservatory**

- \*Double glazed windows surround
- \*Double glazed doors to the rear
- \*Herringbone tiled flooring
- \*Spotlights
- \*All weather fitted roof

### **Utility Room**

- \*Oak work surface with under space for washing machine and dryer
- \*Full length cupboard
- \*Boxed in wall mounted boiler
- \*Integral fridge/ freezer
- \*Spot lights
- \*Double glazed window to the side
- \*Herringbone style flooring

### **Shower Room**

- \*Low level W/C
- \*Shower cubical
- \*Wall mounted wash hand basin
- \*Herringbone tiled flooring
- \*Moroccan style tiles
- \*Spotlights
- \*Obscured double glazed window to the side

### **Landing**

#### **Bedroom One**

- \*Two double glazed windows to the front
- \*Full length mirror fitted wardrobes

#### **Bedroom Two**

- \*Double glazed window to the rear
- \*Fitted wardrobe

#### **Bedroom Three**

- \*Double glazed window to the rear
- \*Fitted wardrobe
- \*Built in airing cupboard

### **Bathroom**

- \*Enclosed low level W/C
- \*Vanity wash hand basin
- \*Enclosed bath with shower over
- \*Tiled splash backs and tiled flooring
- \*Obscured double glazed window to the front
- \*Fitted spotlights
- \*Access to loft

### **Outside**

#### **Front Garden**

- \*Enclosed by small brick wall

- \*Wisteria over porch way
- \*Slate featured front
- \*Brick paved driveway leading to integral garage
- \*Gate access to -

### **Rear Garden**

- \*Stunning south facing rear garden
- \*Numerous seating areas one raised with pergola over
- \*Mainly laid to lawn
- \*Mature flower and shrubs
- \*Slate feature
- \*Archway
- \*Outside tap and power
- \*Large storage shed to remain

### **Garage**

- \*Barn style doors
- \*Power and light
- \*Loft storage
- \*Water softener



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welcome to

## Lattice Avenue, Ipswich

- WALKING DISTANCE TO ALL AMENITIES AND EXCELLENT SCHOOLS
- STUNNING DETACHED HOUSE
- THREE RECEPTION AREAS
- THREE BEDROOMS
- SOUTH FACING REAR GARDEN

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

offers over

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPW104239 - 0006

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