

# Foxhall



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## Lattice Avenue

Copleston Catchment, Ipswich, IP4 5LJ

Asking price £450,000



4



1



2



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## Front Garden

Enclosed by wall and gates to front, with path leading to the front door, neat lawned area with mature shrubs. To the side of the property is a driveway providing off-road parking and leading to the garage (please note we understand from the vendor that the garage has an asbestos roof) with gated side access leading into the rear garden.

## Entrance Hallway

Stained glass style double glazed entrance door to the entrance hallway with stained glass double glazed window to front, stairs off with cupboards under housing the boiler, radiator and door to the lounge, dining room, cloakroom W.C. and kitchen/breakfast room.

## Cloakroom W.C.

Low-level W.C., pedestal wash hand basin, obscure double glazed window to front and side, radiator and laminated style flooring.

## Lounge

14'10" x 12'4" (4.52m x 3.76m)

Double glazed windows to front and side making this a light and airy room, adam style fire surround with marble style hearth and backing and a radiator.

## Dining Room

13'8" x 11'11" (4.17m x 3.63m)

Two radiators, double glazed French style doors to covered veranda area.

## Kitchen / Breakfast Room

14'2" x 11'1" (4.32m x 3.38m)

Well fitted comprising a 1 1/4 bowl single drainer sink with cupboards under, excellent range of roll-top worksurfaces with cupboards under, integrated dishwasher, excellent range of wall mounted cupboards, breakfast bar, radiator, coved ceiling, double glazed window to rear, tiled flooring and obscure double glazed door to outside.

## Landing

Built-in airing cupboard housing water tank, picture rail, double glazed window to side and doors to all bedrooms and the bathroom.

## Bedroom One

16'10" x 11'5" (5.13m x 3.48m)

Double glazed window to front, two radiators and built in wardrobes with mirror fronted sliding doors.

## Bedroom Two

12'6" x 12'0" (3.81m x 3.66m)

Double glazed window to rear, pedestal wash hand basin and a radiator.

## Bedroom Three

11'11" x 11'8" (3.63m x 3.56m)

Double glazed window to side, pedestal wash hand basin and a radiator.

## Bedroom Four

9'1" x 8'2" (2.77m x 2.49m)

Double glazed window to side pedestal wash hand basin and a radiator.

## Bathroom

6'5" x 5'2" (1.96m x 1.57m)

Panel bath with a shower over and screen, low-level W.C., wash basin with a mixer tap and cupboards under, heated towel rail, obscure double glazed window to side and tiling to both floor and walls.

## Rear Garden

The rear garden is westerly facing, very well established with many mature trees, there are patio and lawned areas and well stocked flower and shrub borders and a greenhouse which we understand from the vendor is to remain.

## Agents Notes

Tenure - Freehold  
Council Tax Band - D









