

# Foxhall



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## Lattice Avenue

East Ipswich, IP4 5LJ

Guide price £450,000



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## Front Garden

Attractive mid height wall and hedging to the front, driveway for off road parking accommodating 3-4 vehicles, pathway to front door, EVO electric car charging point and mature planting and shrubs.

## Porch

Door and windows into porchway, suitable for storing boots, shoes, umbrellas and pushchairs. Door to:

## Entrance Hall

14'4" x 8'0" (4.37m x 2.44m)

Door into entrance hallway, laminate flooring, stairs rising to first floor, large under stairs cupboard which could be utilised as either a second downstairs W.C., radiator, glazed window to side, doors lounge, dining room and kitchen/breakfast room.

## Lounge

15'2" x 13'0" (4.62m x 3.96m)

Glazed bay window with ornate stained glass design to front and side, original feature fireplace, laminate flooring and radiator.

## Dining Room

13'10" x 11'5" (4.22m x 3.48m)

Fireplace alcove with tiles, wall-lights, wooden flooring, radiator, window to side, glazed and door into the sun room.

## Sun Room

10'10" x 5'7" (3.30m x 1.70m)

UPVC French doors into the garden, windows to rear and side and vinyl flooring.

## Kitchen/Breakfast Room

19'0" x 9'8" (5.79m x 2.95m)

Comprising of wall and base units with drawers and

cupboards under and new work-surfaces over, two double glazed windows to the side, radiator, several built in shelving units ideal for larder use and storage, cupboard housing the Baxi boiler replaced in 2019 and regularly serviced. Built-in Bosch electric oven and microwave, space for under counter fridge, new gas hob and extractor, tiled splash-back, breakfast bar as well as plenty of room for a table and chairs, two radiators, new ceramic sink bowl drainer unit with mixer tap over, pendant light and spotlights, space for a full height fridge / freezer, new vinyl flooring and entrance through to the utility area.

## Utility Area

6'2" x 5'5" (1.88m x 1.65m)

Newly refitted with space and plumbing for washing machine or dryer under counter, new worksurface and built-in cupboard, new vinyl floor, double glazed window to rear with fitted roller blind and door to rear lobby.

## Rear Lobby

Door to downstairs cloakroom and door to side with rear access to the garden and vinyl flooring.

## Downstairs W.C.

Recently refurbished, low-flush W.C., wash hand basin, splash-back tiling and obscure double glazed window to rear with fitted roller blind.

## Landing

Doors to bedrooms one, two, three, four, bathroom and separate W.C., large storage cupboard, window to side, carpet flooring and access to the loft.

## Bedroom One

13'1" x 12'0" (3.99m x 3.66m)

Double glazed bay window with ornate stained glass design to front, glazed window with ornate stained glass design to side, carpet flooring and radiator.

### **Bedroom Two**

13'11" x 11'4" (4.24m x 3.45m)

Glazed window to side and rear, radiator and carpet flooring.

### **Bedroom Three**

9'10" x 8'6" (3.00m x 2.59m)

Recently re-plastered, glazed window to rear and side, radiator, new carpet flooring and wall panelling.

### **Bedroom Four**

8'7" x 7'11" (2.62m x 2.41m)

Recently re-plastered, window with ornate stained glass design to front, wall panelling, radiator and new carpet flooring.

### **Bathroom**

7'3" x 6'2" (2.21m x 1.88m)

Newly refitted, walk in shower cubicle with Mira shower over, inspection loft hatch, vanity wash hand basin, mermaid splashback behind the shower, splash-back tiling, vinyl flooring, obscure glazed window to side and extractor fan.

### **Upstairs W.C.**

Newly re-fitted, mid height flush W.C., obscure glazed window to side and vinyl flooring.

### **Rear Garden**

A delightful mature garden mainly laid to lawn with pathway through from the front section to secluded rear section. This has been a lovely garden enjoyed by the family for many years so there is plenty of mature planting of shrubs, trees and planting. Pedestrian access to the sun room, kitchen and also pathway through to the front of the property via a gate. Outside tap. Shed to stay.

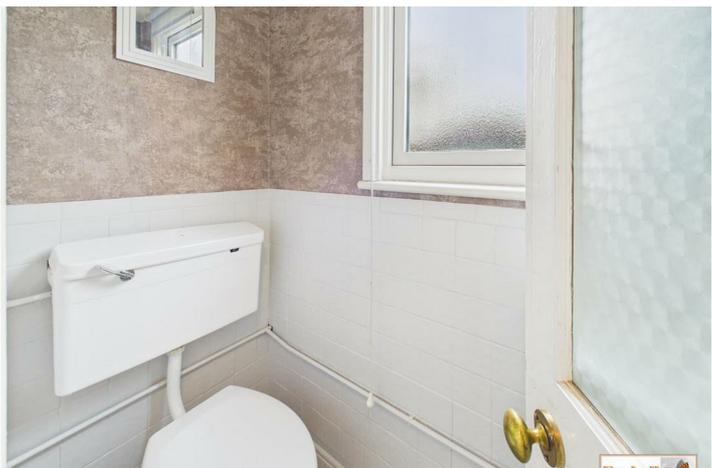
### **Agents Notes**

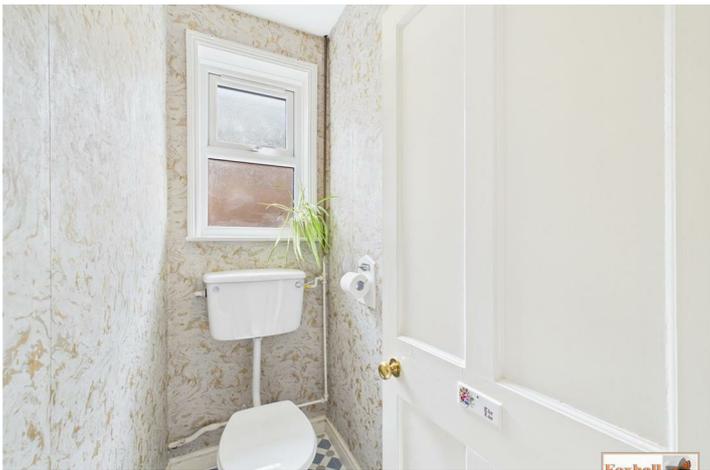
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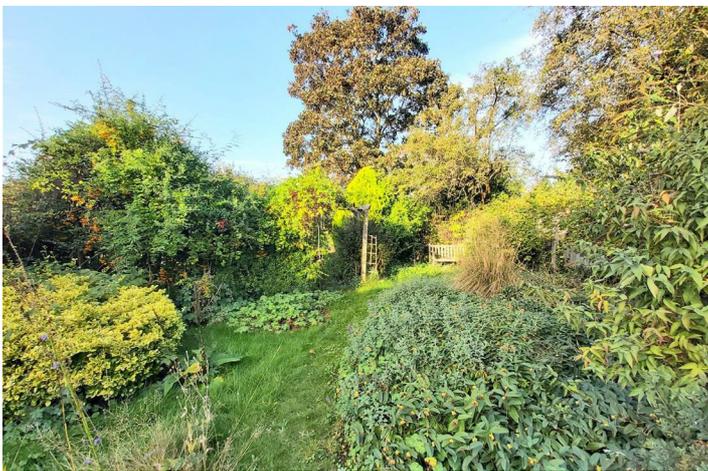
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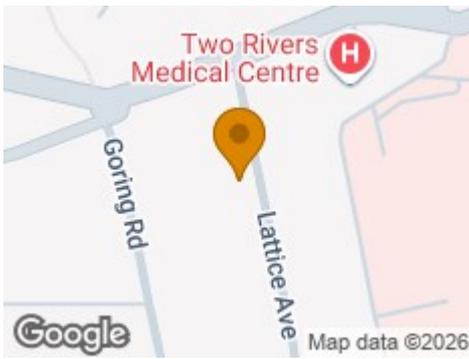








## Road Map



## Hybrid Map



## Terrain Map



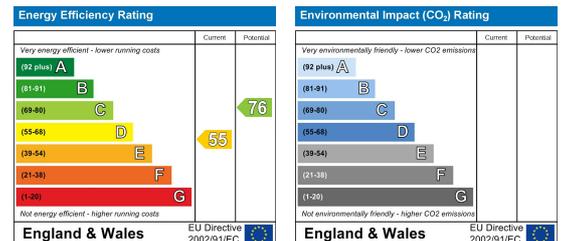
## Floor Plan



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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