

2 Lattice Avenue, Ipswich, Suffolk, IP4 5LJ



Freehold
Guide Price
£625,000
Subject to contract
Detached family home

5 bedrooms
3 reception rooms
Bathroom, en-suite & cloakroom
Garage and parking



Some details

General information

Offering substantial accommodation and situated on the eastern outskirts of Ipswich, within the Copleston High School area is this extended five bedroom detached family home. The property has an impressive 25' sitting room as well has a separate dining room and family room. In addition to the family bathroom there is an en-suite to the main bedroom and cloakroom. It also has gas central heating, double glazing, parking for numerous cars, garage and a good sized rear garden.

The recessed storm porch has a door leading into the reception hall which is of generous proportions with wooden floor which flows through to the sitting room and dining room, under-stairs cupboard and doors off. The sitting room has a dual aspect including double doors that open onto the garden and feature fireplace. Adjacent is the dining room which also has a fireplace and double doors to the garden. The kitchen/breakfast room also overlooks the garden and has a tiled floor, there is an extensive range of base and eye level units, wooden work surfaces and butler sink. A range of integrated appliances include a dishwasher, washing machine, fridge and freezer. There is also space for a range style cooker. An opening leads through to the utility which has matching base and eye level units, work surfaces and sink. A door leads to the garden and a further door to the cloakroom which has a basin and WC.

The first floor landing has doors off to all rooms. The main bedroom overlooks the front and has doors to a walk-in wardrobe/dressing room and en-suite which has a shower, WC and basin. There are four further bedrooms, three of which are doubles. The family bathroom has a white suite of bath with shower over, WC and basin. The landing also has access to the loft which has been boarded out to create a loft room/storage.

Reception hall

13' 7" x 8' (4.14m x 2.44m)

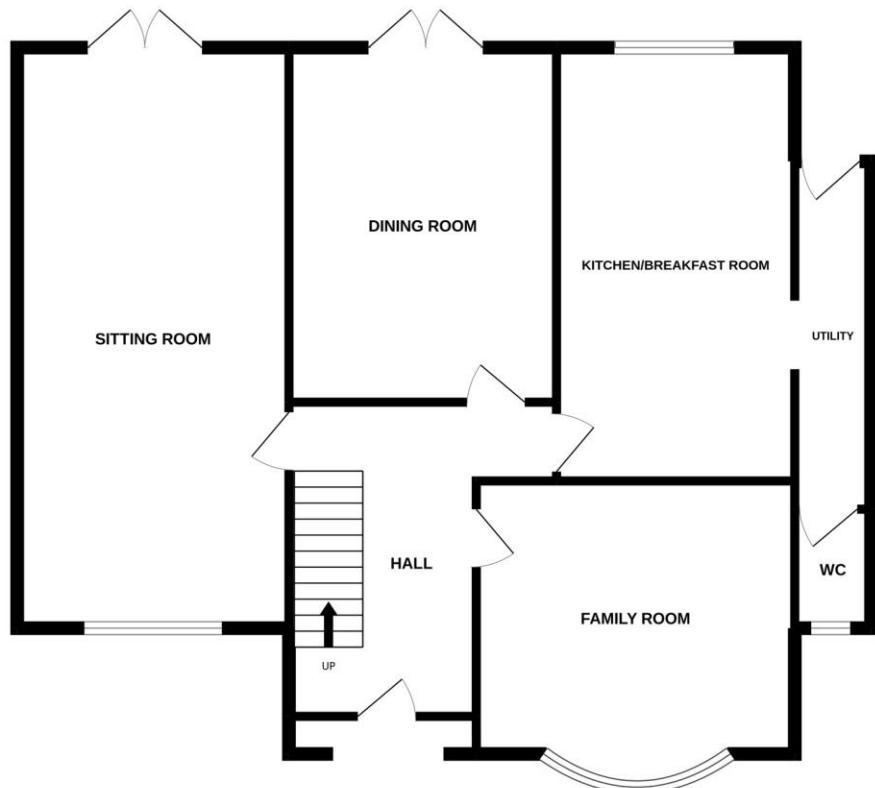
Sitting room

25' x 11' 9" (7.62m x 3.58m)

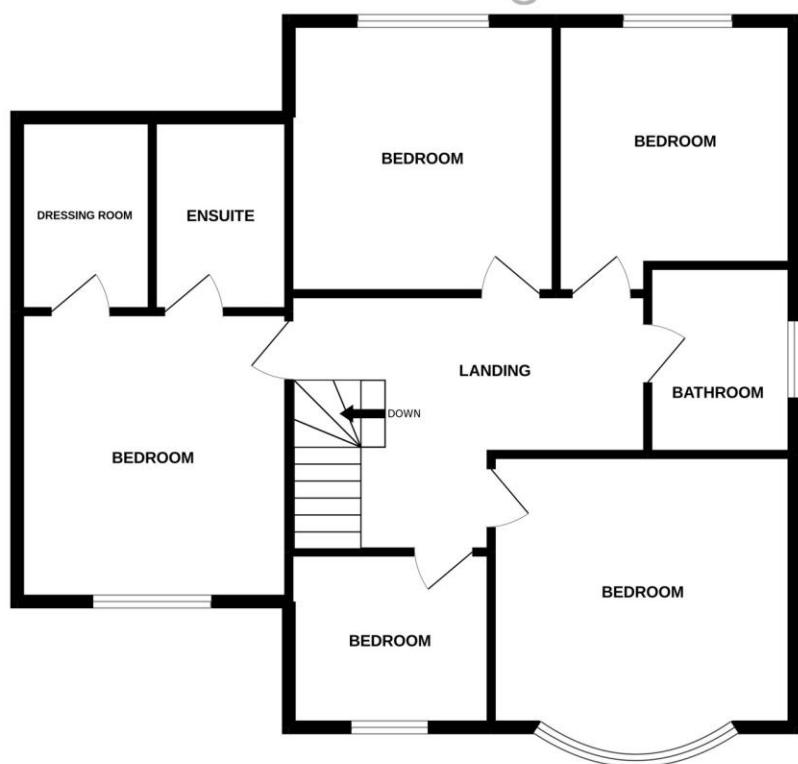


Situated on the eastern outskirts of Ipswich, within the Copleston High School area and offering impressive accommodation and garden

GROUND FLOOR



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**Dining room**

15' 4" x 11' 6" (4.67m x 3.51m)

Family room

14' x 13' (4.27m x 3.96m)

Kitchen/breakfast room

18' 8" x 10' 3" (5.69m x 3.12m)

Utility room

15' x 3' 7" (4.57m x 1.09m)

WC

5' 2" x 3' 2" (1.57m x 0.97m)

Landing**Bedroom one**

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

Dressing room

8' 6" x 5' 9" (2.59m x 1.75m)

Ensuite

8' 2" x 5' 6" (2.49m x 1.68m)

Bedroom two

13' 2" x 13' (4.01m x 3.96m)

Bedroom three

11' 9" x 11' 5" (3.58m x 3.48m)



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Particulars for 2 Lattice Avenue, Ipswich, Suffolk, IP4 5LJ

Bedroom four

10' 5" x 10' 2" (3.18m x 3.1m)

Bedroom five

9' x 7' 7" (2.74m x 2.31m)

Bathroom

8' x 6' 4" (2.44m x 1.93m)

Outside

The front of the property is enclosed by a red brick wall and there are two driveways providing parking for numerous cars. The drive leads to a detached garage with up and over door to the front and personal door to the rear.

The rear garden which is a good size is predominantly laid to lawn with mature borders, trees and shrubs. There is a patio area to the immediate rear of the property and a raised deck with swimming pool and a summerhouse.

Location

Lattice Avenue is situated on the Eastern outskirts of Ipswich and within the Copleston High School area with a number of amenities nearby and Ipswich Hospital is easily accessible. Ipswich town centre offers an abundance of shopping facilities, coffee houses, bars and restaurants.

Important information

We understand that mains gas, electricity, water and drainage are connected to the property.

Tenure - Freehold

Council tax band - E

EPC - D

Our ref; CJJ



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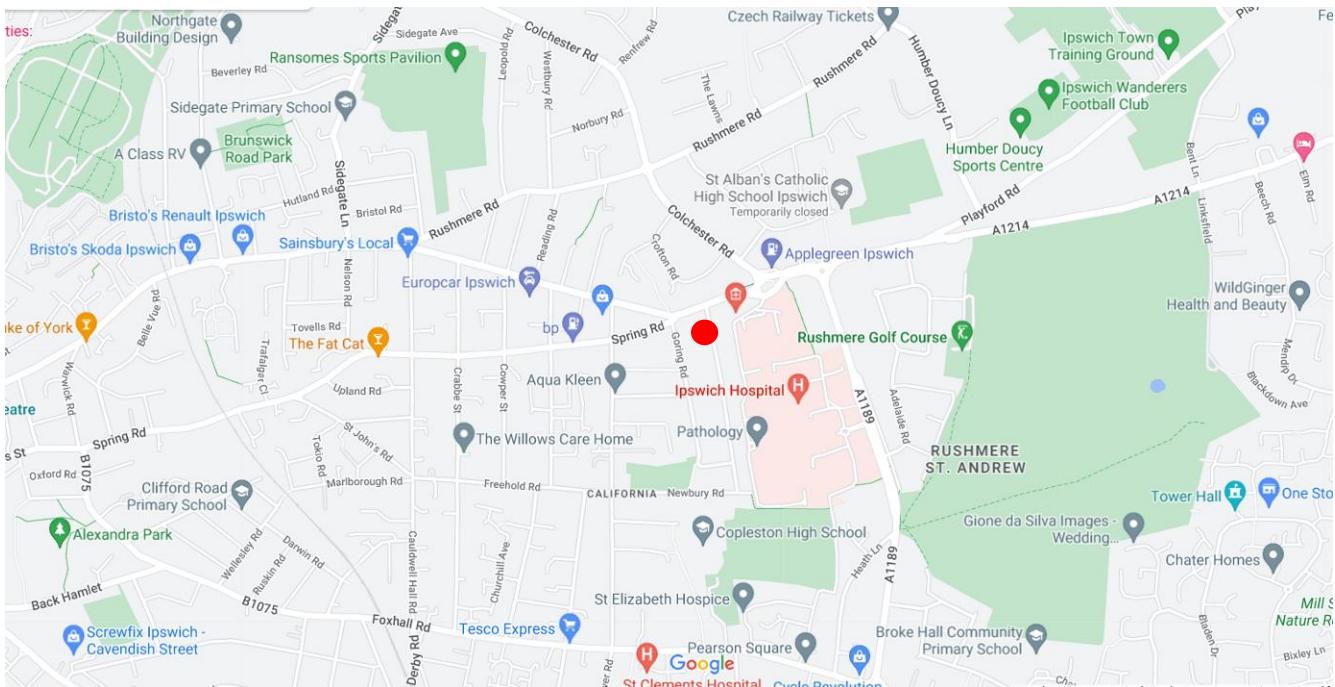
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01473 232 700.



Directions

Proceed across town along Crown Street, joining Woodbridge Road. Continue in the left hand lane for some distance, at the mini roundabout continue straight over and over the next set of traffic lights. At the next mini roundabout take the second exit onto Woodbridge Road and straight over the next mini roundabout. Take the next turning on the right into Lattice Avenue where the property can be found on the right hand side.

To find out more or book a viewing

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