



Lattice Avenue, Ipswich IP4 5LL

welcome to

Lattice Avenue, Ipswich

An exceptional four-bedroom detached home in a prime, East Ipswich location, This property has been renovated and significantly extended to create a stunning and modern, family property.



Entrance Porch

- *Fitted doormat
- *Double glazed window to front
- *Oak door with glass inserts into the hallway

Entrance Hall

- *Stunning, open plan hall
- *Original staircase
- *Tile effect flooring
- *Radiator
- *Door to cloakroom

Cloakroom

- *Low level WC
- *Vanity sink
- *Tiled flooring
- *Extractor fan
- *Spotlights

Lounge

- *Double glazed, bay window to front
- *Engineered, oak flooring
- *Wooden mantelpiece for an open fire, with tiled base and surround
- *Radiator
- *Fitted ceiling rose

Bedroom 4

- *Ground floor bedroom
- *Double glazed window to front
- *Wood effect flooring
- *Radiator
- *Loft hatch
- *Door to ensuite

Ensuite

- *Door to Bedroom 4
- *Low level WC
- *Wash hand basin
- *Shower with glass enclosure
- *Chrome heated towel rail
- *Extractor fan
- *Spotlights
- *Tiled flooring

Kitchen

- *Stunning, open plan space
- *Hand made, Orwell pine Kitchen
- *Eye and base level units in blue, with oak handles
- *Oak worktops
- *Butler sink with chrome mixer tap
- *Tiled splashback
- *Pantry cupboard
- *Integrated oven with gas hob and extractor hood
- *Space for dishwasher
- *Terracotta tiled flooring throughout
- *Vertical, wall hung radiator
- *Open to the snug/dining area

Snug/Dining Area

- *Large, L shaped room
- *Velux windows
- *Perfect for entertaining
- *Five pane, Bi-fold doors to rear garden
- *Further double glazed window to rear
- *Suspended lights
- *Terracotta tiled flooring in dining area
- *Engineered oak flooring in snug area
- *Vaulted ceilings
- *Fitted wood burner with tiled base

Utility Room

- *Door to rear garden
- *Tiled flooring
- *Radiator
- *Extractor fan
- *Eye and base level units with stone effect worktops
- *Stainless steel sink plus drainer with chrome mixer tap
- *Space for washing machine and tumble dryer

Landing

- *Carpet flooring
- *Loft hatch
- *Storage space

Master Bedroom

- *Double glazed window to front
- *Carpet flooring

- *Radiator
- *Full wall of fitted wardrobes with sliding doors
- *Additional full wall of fitted wardrobes with sliding doors with access leading to ensuite

Ensuite

- *Accessed through hidden door
- *Low level WC
- *Shower with glass enclosure
- *Vanity sink
- *Part tiled walls and fully tiled flooring
- *Extractor fan
- *Spotlights
- *Chrome heated towel rail

Bedroom Two

- *Double glazed window to rear
- *Carpet flooring
- *Radiator

Bedroom Three

- *Double glazed window to rear
- *Carpet flooring
- *Radiator

First Floor Bathroom

- *Double glazed window to side
- *Half clad walls
- *Victorian style, tiled flooring
- *Low level WC
- *Pedestal wash hand basin
- *Stand alone bath, with Victorian style, chrome mixer tap
- *Victorian style, heated towel rail

External Details To The Front

- *Front garden
- *Stoned driveway
- *Walled border

To The Rear

- *Rear garden



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welcome to

Lattice Avenue, Ipswich

- RENOVATED THROUGHOUT
- FOUR BED, DETACHED HOME
- PRIME LOCATION
- OFF STREET PARKING
- BEAUTIFULLY LANDSCAPED GARDEN WITH CABIN

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

guide price

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW103844 - 0003

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