



Audley Grove, Ipswich,  
£290,000

GRACE ESTATE AGENTS are delighted to present this well-appointed three-bedroom home, located on the highly sought-after Bixley Farm development in East Ipswich.

This attractive property offers well-balanced accommodation, ideal for families, first-time buyers, or investors. The ground floor comprises a welcoming entrance hall, a convenient cloakroom, and a modern open-plan lounge leading through to a spacious kitchen/dining area, perfect for both everyday living and entertaining. The Kitchen encompasses brand new appliances throughout. A door from the dining area provides direct access to the rear garden, creating a seamless indoor-outdoor flow.

Upstairs, the property features a generous master bedroom with the added benefit of an en-suite including a brand new shower, a well-proportioned double bedroom, and a further single bedroom, ideal as a nursery, home office, or guest room. A contemporary family bathroom serves the remaining bedrooms.

The entire property has undergone full refurbishment including decoration and new carpets throughout.

Externally, the home benefits from a private rear garden, offering a pleasant space for relaxation or social gatherings. The property is situated in a quiet and desirable residential location, within easy reach of local amenities, schools, and transport links

- **Three Bedroom End Terrace Home**
- **Refurbished to a high standard, including redecoration and new carpets**
- **Allocated Parking for One Vehicle**
- **Master Bedroom with En-Suite**
- **Open Plan Living/Kitchen/Diner**
- **Kitchen includes new hob, oven and high level oven hood**
- **Great Location with Fantastic Commuter Links to A12/A14**

### Entrance Hall

Providing access to the ground floor accommodation, including cloakroom and lounge/diner.

### Cloakroom/WC

Fitted with low-level WC and hand wash basin. Frosted glass window to front aspect.

### Lounge/Diner

24'10" x 15'9" (7.57m x 4.80m)

A spacious and versatile open-plan living area, ideal for both relaxing and entertaining, with ample space for dining furniture and access through to the kitchen and rear garden. Large window to front aspect and small window to side aspect.





### **Kitchen Area**

10'1" x 8'7" (3.08m x 2.63m)

Well-arranged with a range of work surfaces and storage. Matching high and low level units, forming part of the open-plan layout with access to the rear garden. Brand new oven, hob and high level cooker hood.

### **Landing**

Providing access to all bedrooms, family bathroom, and storage cupboard.

### **Master Bedroom**

11'8" x 8'6" (3.56m x 2.61m)

A comfortable double room benefiting from an en-suite shower room. Window to rear aspect.

### **En-Suite**

6'3" x 3'1" (1.91m x 0.96m)

Comprising brand new shower, WC, and wash hand basin.

### **Bedroom Two**

10'5" x 8'6" (3.19m x 2.61m)

Double bedroom. Window to front aspect.



**Bedroom Three**

10'7" x 6'6" (3.24m x 2.00m)  
Third Bedroom. Window to  
Rear Aspect.

**Family Bathroom**

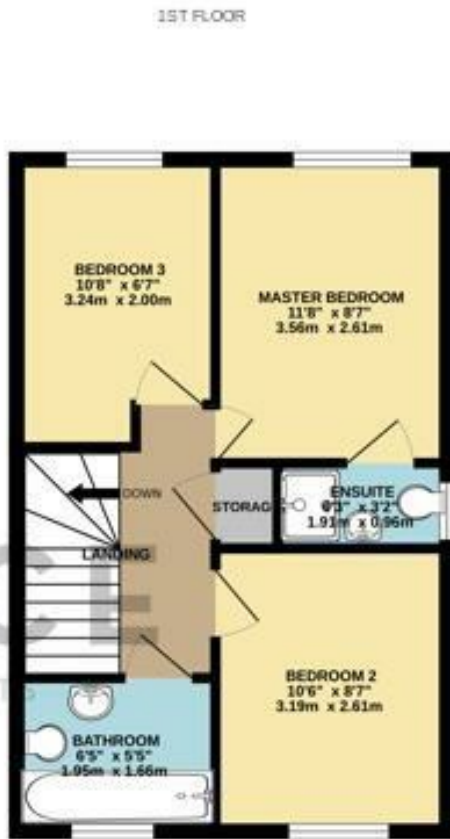
5'4" x 5'4" (1.65m x 1.65m)

**Rear Garden**

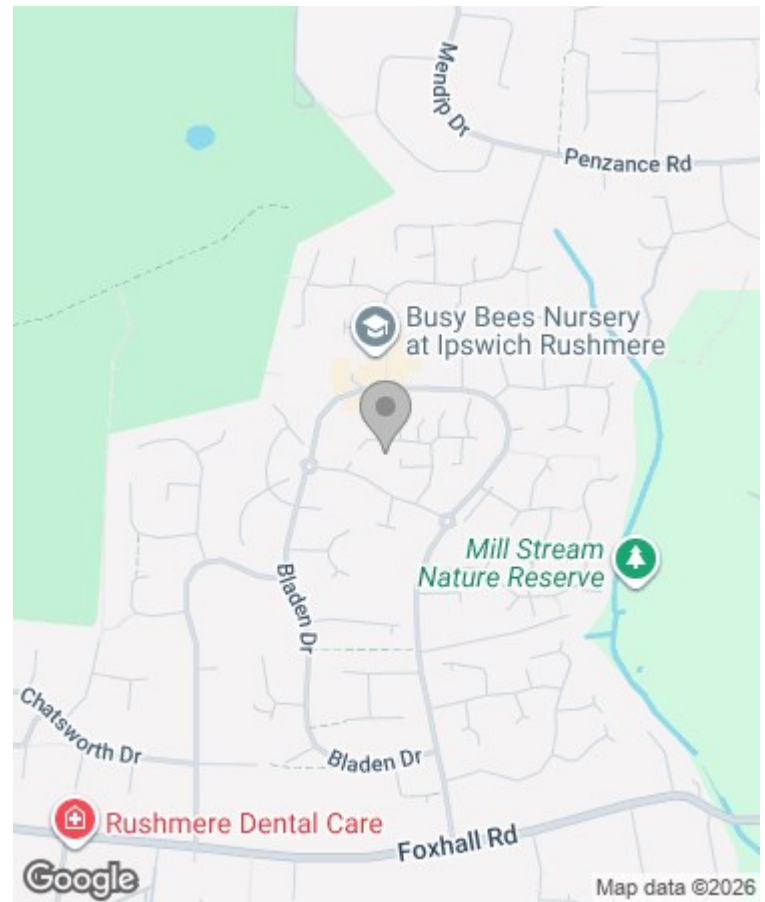
Private Rear Garden, with  
laid lawn and shed.







Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagor 11/2023



### Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	