



Audley Grove, Ipswich,  
£300,000

GRACE

ESTATE AGENTS

 3  2  2  C

- Three/Four Bedrooms with Three Doubles
- Ground Floor Reception Room - Perfect for a Games Room/Office/Fourth Bedroom
- Open-Plan Kitchen/Living/Dining Room
- No Onward Chain
- Ex Show Home
- Attached Garage with Internal Access and One Parking Space

This beautifully presented property is situated off the main road with green open areas at the front, offering three story modern living in a quiet area. Situated to the east of Ipswich within the popular Bixley Farm development and offered with NO ONWARD CHAIN, this three/four bedroom townhouse offers spacious and versatile accommodation, along with parking, a private garden, and convenient access to Ipswich Hospital and well-regarded schools.

The property opens into an entrance hall with stairs to the first floor and access to the ground floor rooms. To the front is a cloakroom with wash basin and WC, while to the rear the utility room provides base units, work surfaces, space for appliances, and access to the garden. There is also an integral garage and a study/fourth bedroom overlooking the front aspect.

The first floor features an impressive open-plan kitchen, sitting and dining room with floor-to-ceiling windows to the front and rear, creating a bright and airy living space. The kitchen is fitted with a range of base and eye-level units, work surfaces, and integrated appliances including an oven, electric hob with extractor hood, and fridge. A study area is positioned to the rear.

On the second floor are three bedrooms and the family bathroom. Bedrooms two and three are located at the front, while the principal bedroom overlooks the rear and benefits from an en-suite shower room. The family bathroom is fitted with a bath and shower over, wash basin, and WC.

Additionally, there is potential to convert the front to a driveway to allow for parking to the front and back of the property.

### Entrance Hall

Tiled Flooring. Radiator to side aspect. Access to Garage. Storage Cupboard.

### Utility Room

9'10" x 6'2" (3.01m x 1.90m)

Stainless steel sink. Tiled Flooring. Access to Rear Garden. Radiator to front aspect.





### Study/Fourth Bedroom

9'9" x 9'3" (2.98m x 2.82m)  
Double Glazed Window to Front Aspect. Carpeted.  
Radiator to Front Aspect.

### WC

6'9" x 2'9" (2.08m x 0.86m)  
Small Window to Front Aspect. Matching Toilet and  
Pedestal Sink. Stainless Steel Towel Rail and  
Radiator to Side Aspect.

### Open Plan Kitchen / Lounge / Dining Room

27'11" x 19'9" (8.52m x 6.02m)  
Double Glazed Windows to Front and Rear Aspect.  
Laminate Flooring. Matching Base and Eye-Level  
Units. Integrated Electric Oven, Hob and High Level  
Extractor. Radiators to Side Aspect.

### Bathroom

9'1" x 6'4" (2.77m x 1.95m)  
Shower Over Bath with Shower Screen. Window to  
Rear Aspect. Matching Toilet, and Pedestal Sink.  
Stainless Steel Towel Rail. Radiator to Side Aspect.  
Lino Flooring.

### Master Bedroom

11'6" x 11'1" (3.51m x 3.40m)  
Double Glazed Window to Rear Aspect. Radiator  
below window. Access to En-Suite Shower Room.  
Carpeted.

### En-Suite

8'9" x 2'11" (2.67m x 0.89m)  
Shower Cubicle. Matching Toilet and Pedestal  
Sink. Stainless Steel Towel Rail. Radiator to Front  
Aspect.

### Bedroom 2

11'11" x 7'8" (3.65m x 2.36m)  
Double Glazed Window to Front Aspect. Radiator  
below window. Carpeted.

### Bedroom 3

8'7" x 7'2" (2.62m x 2.19m)  
Double Glazed Window to Front Aspect. Radiator  
below window. Carpeted.

### Garage

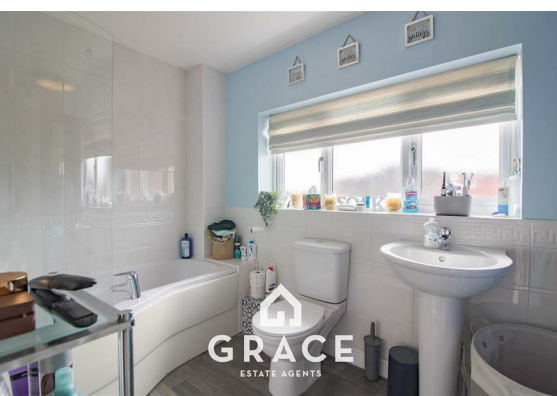
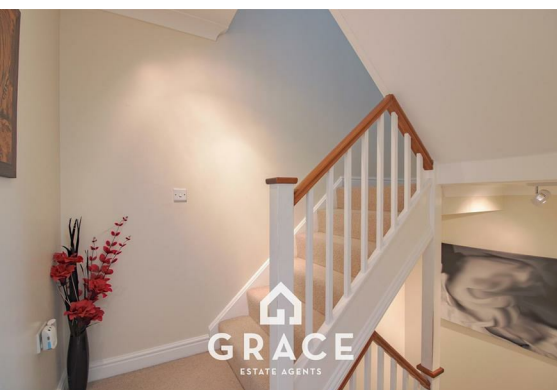
16'11" x 9'6" (5.17m x 2.92m)  
Integrated Garage, with access to Entrance Hall

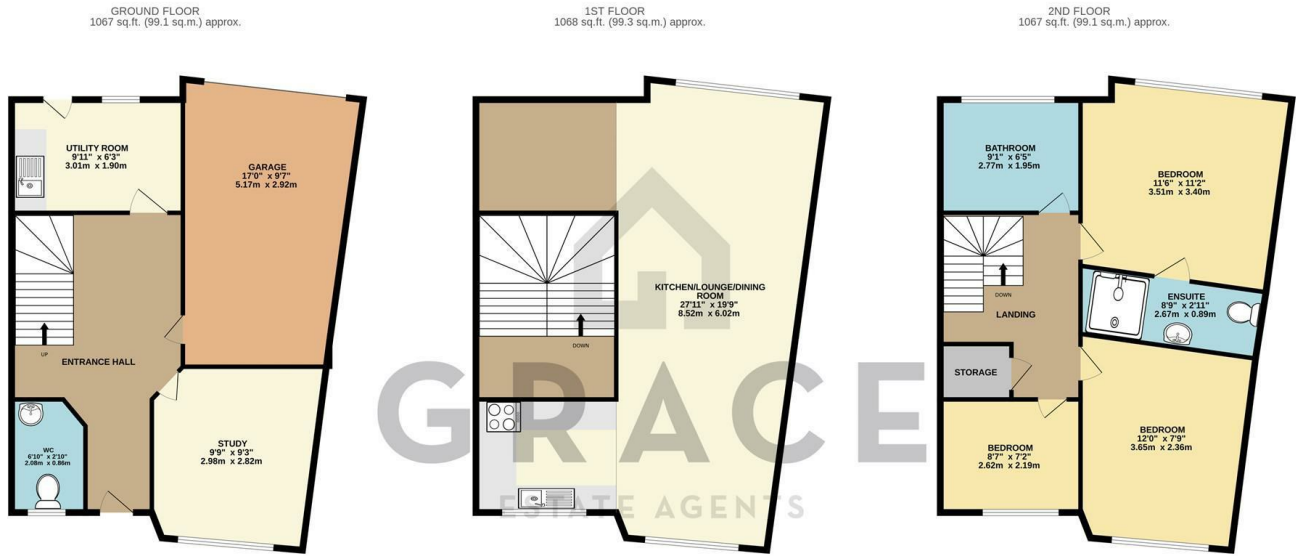
### External Areas

Paved Driveway, with Gate. Access to Utility Door  
and Rear Garden.

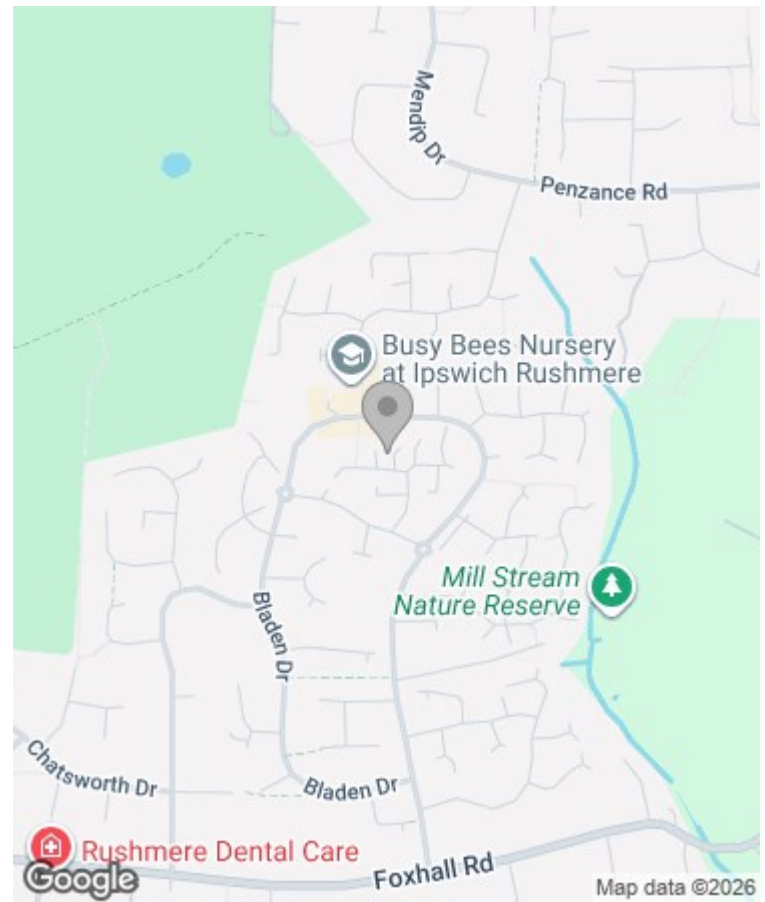
### Local Area

Surround by Green Areas, with ample additional on  
street parking.





TOTAL FLOOR AREA : 3202 sq.ft. (297.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		76	
(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	