

# MARKS & MANN



## **Audley Grove, Rushmere St Andrew, Ipswich**

STUNNINGLY PRESENTED FIVE BEDROOM THREE STOREY DETACHED FAMILY HOME on the popular BIXLEY FARM development in RUSHMERE ST ANDREW within close proximity of local amenities. The property falls within the Broke Hall primary & Copleston high school catchments (subject to availability). Busy Bees nursery is a short walk from the property. 1 mile from Ipswich hospital. 1.1 from Rushmere Golf Course and 3.5 miles from Martlesham Heath retail park offering various retail, DIY and supermarkets. There is a well proportioned lounge, dining room, kitchen/breakfast room and cloakroom on the ground floor. Bedroom one with ensuite shower room, bedroom two & three along with family bathroom to the first floor. Bedroom four & five to the top floor along with a shower room. There is off road parking to the front of the property for a minimum of two cars and a DOUBLE DETACHED GARAGE at the rear with personal door to the rear garden and additional parking for two cars in front of the garage.

**£550,000 Guide Price**

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99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

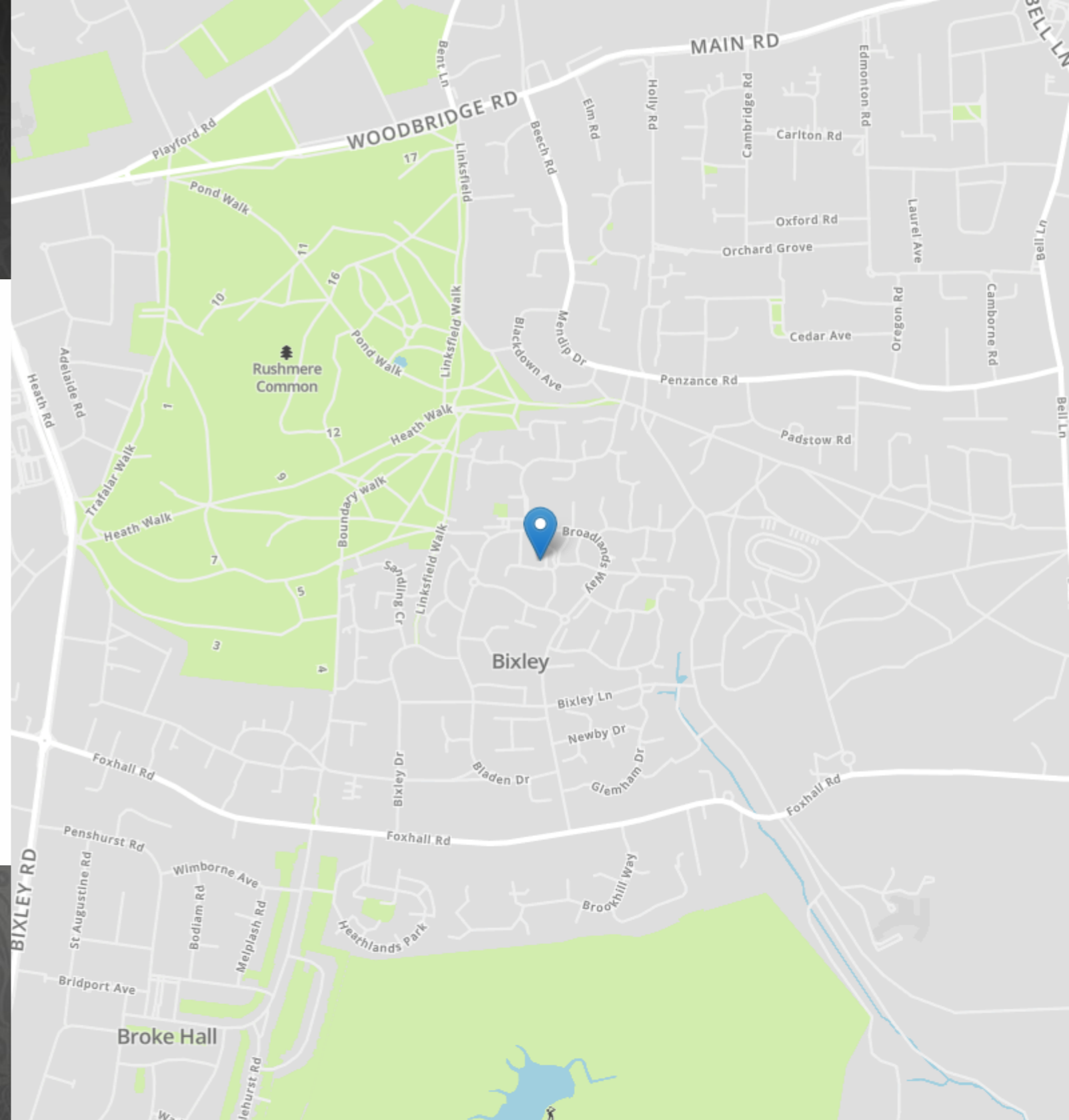
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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99 - 101 Penshurst Road, Ipswich, Suffolk, IP3 8QB.  
Landline 01473 396296  
Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

- DETACHED THREE STOREY FAMILY HOME
- POPULAR BIXLEY FARM DEVELOPMENT IN RUSHMERE ST ANDREW
- FITTED KITCHEN/BREAKFAST ROOM
- ENSUITE OFF MASTER BEDROOM
- SECOND FLOOR SHOWER ROOM
- DOUBLE GARAGE TO REAR
- FIVE BEDROOMS
- GROUND FLOOR CLOAKROOM
- LOUNGE & DINING ROOM
- FIRST FLOOR FAMILY BATHROOM
- BLOCK PAVED DRIVEWAY PROVIDING OFF ROAD PARKING

## Front

Laid to lawn. Mature plants and shrubs. Block paved driveway providing off road parking for two cars. Gate providing access to the rear garden. Outside light. Path leading to:

## Entrance Door

Front entrance door with glazed side panels leading to:

## Hallway

Stairs leading to first floor. Radiator. Coved ceiling. Tiled flooring. Doors to:

## Lounge

5.38m x 3.85m (17' 8" x 12' 8")  
Double glazed window to front. Double glazed french doors with glazed side panels opening on to the rear garden. Feature fireplace with gas fire. Karndean flooring. Coved ceiling. Two radiators.

## Dining Room

3.56m x 3.05m (11' 8" x 10' 0")  
Double glazed window to front and side. Radiator. Coved ceiling.

## Cloakroom

Double glazed window to rear. Low-level WC. Pedestal wash hand basin with tiled splashback. Tiled flooring. Extractor fan. Radiator.

## Kitchen/Breakfast Room

6.56m x 3.73m (21' 6" x 12' 3")  
Three double glazed windows to sides. Double glazed window to rear. Double glazed door to side. Range of high-gloss eye level units and range of high-gloss base units with cupboards and drawers. Solid oak worktops. One and a quarter single drainer sink unit with swan neck mixer tap. Integrated double oven, electric hob with extractor hood over, microwave and dishwasher. Space for washing machine and American style fridge/freezer. Tiled flooring with under floor heating. Radiator.

## First Floor Landing

Double glazed window to front and rear. Airing cupboard. Cupboard housing boiler. Doors to:

## Bedroom One

3.90m x 3.83m (12' 10" x 12' 7")  
Double glazed window to front and side. Two sets of built in triple wardrobes. Coved ceiling. Radiator. Door to:

## Ensuite

Separate corner shower cubicle. Vanity wash hand basin. Low-level WC. Tiled walls and flooring.

## Bedroom Two

3.68m x 3.63m (12' 1" x 11' 11")  
Two double glazed windows to sides. Double glazed window to rear. Loft access. Coved ceiling. Radiator.

## Bedroom Three

3.58m x 3.02m (11' 9" x 9' 11")  
Double glazed window to front and side. Radiator. Coved ceiling.

## New Family Bathroom

Double glazed window to rear. Panelled bath with shower over and glass screen. Low-level WC. Vanity sink unit. Heated towel rail. Part tiled walls. Extractor fan. Spotlights. Karndean flooring.

## Second Floor Landing

Skylight to rear. Coved ceiling. Built in cupboard. Doors to:

## Bedroom Four

3.87m x 3.84m (12' 8" x 12' 7")  
Double glazed window to rear. Radiator.

## Bedroom Five/ Study

4.52m x 2.17m (14' 10" x 7' 1")  
Double glazed window to front. Coved ceiling. Radiator.

## Shower Room

Double glazed window to side. Shower cubicle Pedestal wash hand basin. Low-level WC. Heated towel rail. Extractor fan. Part tiled walls. Karndean flooring.

## Rear Garden

Panelled fence surround. Gate providing access to the rear garden. Personal door to the double garage. Laid to lawn with raised borders housing mature plants, flower and trees. Patio. Outside tap. Outside electric socket.

## Detached Double Garage

5.48m x 5.27m (18' 0" x 17' 3")  
Up and over door. Personal door to the rear garden. Power and light.

## Additional Off Road Parking

There is additional off road parking for two cars in front of the garage.

## Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

## Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit: [www.rightmove.co.uk/broadband-speed-in-my-area](http://www.rightmove.co.uk/broadband-speed-in-my-area) for this information.

## School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

## Council Tax Band

At the time of instruction the council tax band for this property is band F.