



Audley Grove

Offers In Excess Of £525,000

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.

- Detached Three Storey Family Home
- Five Bedrooms
- Popular Bixley Farm Development In Rushmere St Andrew
- Ground Floor Cloakroom
- Fitted Kitchen/Breakfast Room
- Lounge & Dining Room
- Ensuite Off Master Bedroom
- First Floor Family Bathroom
- Second Floor Shower Room
- Block Paved Driveway Providing Off Road Parking
- Double Garage To Rear

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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.

