



**Mimas Way, Ipswich, IP1 5ET**

**welcome to**

**Mimas Way, Ipswich**

This well-presented semi-detached home benefits from three generous bedrooms, a spacious lounge, a large open plan kitchen/diner with integrated kitchen appliances, an en suite to the master bedroom, a ground floor cloakroom, a first floor bathroom and a beautifully presented rear garden.



### **Entrance Hall**

11' 8" x 4' 2" ( 3.56m x 1.27m )

Grey wood effect flooring, one radiator, a staircase and a door leading to the lounge.

### **Lounge**

16' 5" x 11' 5" ( 5.00m x 3.48m )

Light filled lounge with a large double glazed window to the front with fitted blinds, grey wood effect flooring, one radiator, TV point and a multimedia point.

### **Kitchen/Diner**

15' 5" x 14' 6" max ( 4.70m x 4.42m max )

Large, open plan room which is perfect for entertaining boasting French doors leading to the rear garden, a double glazed window to the rear with fitted blind, grey wood effect flooring, spot lights, one radiator, a large understairs storage cupboard and a door leading to the cloakroom. The kitchen has a range of eye and base level units in high gloss white with compact stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, integrated fridge/freezer, washing machine, dishwasher, double oven, gas hob and extractor hood, a boxed in boiler and a separate extractor fan.

### **First Floor Landing**

Carpet flooring, one radiator and a loft hatch.

### **Master Bedroom**

15' 6" x 10' 1" ( 4.72m x 3.07m )

Dual aspect double glazed windows to the rear, overlooking the garden, carpet flooring, one radiator and a TV point.

### **En Suite**

8' 2" x 3' 9" ( 2.49m x 1.14m )

Contemporary en suite boasting a double shower with glass enclosure, tiled splashbacks, enclosed WC with stainless steel flush, matching wash hand basin with chrome mixer tap, a white heated towel rail, tiled flooring, part tiled walls, extractor fan, spot lights, a fitted mirror and a shaver point.

### **Bedroom Two**

11' x 8' 1" ( 3.35m x 2.46m )

Double glazed windows to the front, carpet flooring and one radiator.

### **Bedroom Three**

8' 7" x 6' 8" max ( 2.62m x 2.03m max )

Double glazed windows to the front, carpet flooring and one radiator.

### **Bathroom**

8' 1" x 6' 7" ( 2.46m x 2.01m )

Enclosed WC with stainless steel flush, a suspended wash hand basin with chrome mixer tap, tiled splashback, a bath with overhead shower and glass screen, part tiled walls, tiled flooring, extractor fan, spot lights, shaver point, a fitted mirror and a white heated towel rail.

### **Outside:**

#### **Front Garden**

A block paved driveway to the side with a car port over, parking for two vehicles and a side gate.

#### **Rear Garden**

Beautifully presented, fully landscaped rear garden with a fully enclosed border, a large raised decking area to the rear with adjacent planters, a lawned area, a patio seating area, a side gate and an outside tap and light.



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## Mimas Way, Ipswich

- Three generous bedrooms
- Large open plan kitchen/diner
- 5 years NHBC remaining
- Spacious lounge
- En suite to master

Tenure: Freehold EPC Rating: B

**£295,000**



Please note the marker reflects the postcode not the actual property

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