



Mimas Way, Ipswich, IP1 5ET

welcome to

Mimas Way, Ipswich

This well-presented, semi-detached home benefits from three good-size bedrooms, a modern kitchen/diner, a ground floor cloakroom, a 1st floor bathroom, an en suite, a larger than average, corner plot rear garden, two designated parking spaces and and EV charger.



Agents Note:

Please note there is a Service Charge of £500 p/a payable on this property.

Entrance Hall

16' 9" x 3' 8" (5.11m x 1.12m)

Grey wood effect flooring and one radiator.

Cloakroom

7' 8" x 3' (2.34m x 0.91m)

Enclosed WC, wash hand basin, a fitted mirror, spot lights, extractor fan, one radiator and grey wood effect flooring.

Lounge

15' 8" x 10' 7" (4.78m x 3.23m)

Cosy lounge with double glazed window to the front, carpet flooring, one radiator and TV point.

Kitchen/Diner

17' 9" x 12' (5.41m x 3.66m)

Stunning, open plan room with French doors leading to the garden, double glazed window to the rear, wood effect flooring throughout, spot lights, eye and base level units in high gloss white with oak effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, an integrated double oven with gas hob and extractor hood, an integrated fridge/freezer, dishwasher and washer/dryer.

First Floor Landing

Two storage cupboards, loft hatch and carpet flooring.

Master Bedroom

11' 4" x 10' 9" (3.45m x 3.28m)

Double glazed window to the front, carpet flooring , one radiator and a door to the en suite.

En Suite

8' 2" x 4' 4" (2.49m x 1.32m)

Enclosed WC, wash hand basin, a shower with glass enclosure, partially tiled walls, extractor fan, spot lights, a fitted mirror, a white heated towel rail and shaver point.

Bedroom Two

11' 4" x 10' 7" (3.45m x 3.23m)

Double glazed window to the rear, carpet flooring and one radiator.

Bedroom Three

9' 7" x 8' 4" max (2.92m x 2.54m max)

Double glazed window to the rear, carpet flooring and one radiator.

Bathroom

6' 9" x 6' 8" (2.06m x 2.03m)

Double glazed window to the front, enclosed WC, wash hand basin, a bath with overhead shower and glass screen, partially tiled walls, tiled flooring, spot lights and a white heated towel rail.

Outside:**Front Garden**

Two designated parking spaces and a fitted EV charger.

Rear Garden

A corner plot rear garden, one of the largest on the development, with a grassed area, a patio seating area, a fully enclosed border and a side gate.



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Mimas Way, Ipswich

- Three good-size bedrooms
- Modern kitchen/diner
- Ground floor cloakroom, 1st floor bathroom & en suite
- EV charger
- Larger than average, corner plot rear garden

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in excess of

£285,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPS119096 - 0003

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