



Connells

Mimas Way
Ipswich

Mimas Way
Ipswich IP1 5EU

for sale offers in excess of
£240,000



Property Description

A well presented modern two-bedroom end of terrace property located on Mimas Way, Ipswich, offering stylish and practical living accommodation ideal for first-time buyers, professionals, or investors. The property features a contemporary fitted kitchen complete with integrated appliances, The bright and welcoming living accommodation is well designed to maximise comfort and convenience, while a ground floor cloakroom adds further practicality. Upstairs, the home offers two well-proportioned bedrooms and a modern family bathroom. As a relatively new-build property, it benefits from the remainder of the builder's warranty, offering added peace of mind for prospective purchasers. Externally, the property enjoys two allocated parking spaces, ensuring convenient off-road parking.

Mimas Way is situated within a modern residential development on the outskirts of Ipswich, offering a convenient blend of contemporary living and excellent connectivity. The area is particularly popular with families, professionals, and commuters due to its easy access to both the A12 and A14, providing direct routes to Colchester, Bury St Edmunds, Cambridge, Felixstowe and London via connecting rail services. The surrounding area provides access to a variety of local amenities, including supermarkets, schools, healthcare facilities, and recreational spaces, while the Suffolk coastline and the historic market towns of the region are all within a short drive.

Entrance Hall

Accessed via composite entrance door into entrance hall with stairs rising to first floor and radiator.

Cloakroom

Double glazed windows to front and comprises of vanity wash hand basin and close coupled low-level w/c.

Kitchen

Double glazed window to front and comprises of a selection of wall and base units with one and a half bowls stainless steel bowl into work services, integrated dishwasher, integrated fridge freezer, gas hob, electric oven with extractor, space for washing machine, radiator, cupboard with Boiler and spotlights to ceiling.

Lounge/Dining Room

Double glazed French doors and window to rear, storage cupboard and radiator.

Landing

Loft access and radiator

Bedroom One

Double glazed window to rear with built-in mirror wall, floor to ceiling wardrobes and radiator.

Bedroom Two

Double glazed window to front, storage cupboard and radiator.

Bathroom

Double glazed window to side and comprises of a close coupled low-level w/c, floating sink bath with shower and glass screen and chrome towel.

Outside

The front of the property is laid to lawn and there is side access leading to the rear garden.
The rear garden commences with a

patio area, artificial grass, fencing to boundaries, outside shed to remain and further side access leading to parking for two cars.





To view this property please contact Connells on

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6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/ICH313188



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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