



Mimas Way, Ipswich,
£245,000

Grace Estate Agents are pleased to bring to market this beautifully presented two bedroom end-terrace home, positioned in a quiet cul-de-sac on a popular modern development. Built in 2019, the property benefits from the remainder of its NHBC warranty (around 3 years remaining) and is offered in excellent, move-in ready condition.

The accommodation comprises a welcoming entrance hallway, a contemporary kitchen with a range of integrated appliances, a spacious lounge/diner with French doors opening onto the rear garden, and a convenient ground floor cloakroom. To the first floor are two generous bedrooms and a modern family bathroom.

The current owner has maintained the property to a high standard and has had it professionally redecorated throughout. Further improvements include bespoke white wooden shutters fitted to all windows and doors, Amtico flooring across the entire ground floor, and newly fitted carpets with underlay to the stairs, landing, and bedrooms. The kitchen also benefits from an integrated fridge/freezer, dishwasher and a washer/dryer.

Externally, the property offers a landscaped east-facing rear garden designed for low maintenance and entertaining, with decking areas, artificial lawn, outside lighting, a storage shed, and side access. To the front, there is a block-paved parking space directly outside the property, along with a second allocated space opposite.

Located within the IP1 area of Ipswich, the property is within easy reach of local amenities including Aldi and Morrisons, regular bus routes, Ipswich town centre, and convenient access to the A12 and A14.

This is an exceptional property which won't be available for long. Give us a call to get booked in for your viewing!

Entrance Hallway

Entrance hall with radiator and stairs to the first floor. Doors lead to the kitchen, lounge/diner, and cloakroom. Amtico flooring.

Kitchen

10'4" x 6'2" (3.15m x 1.88m)

Fitted with wall and base units and work surfaces. Stainless steel sink with mixer tap. Integrated oven, fridge/freezer, dishwasher (recent), and washer/dryer (approx. one year old). Zanussi gas hob with extractor. Boiler (installed 2019, regularly serviced). Front aspect window with shutters. Amtico flooring and spotlights.






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Lounge/Dining Room

16'9" x 13'6" (5.11m x 4.14m)

Spacious room with Amtico flooring. French doors open to the rear garden, with windows either side. Fitted wooden shutters. Under-stairs storage cupboard.

Downstairs Cloakroom

Low-level WC and wash hand basin. Radiator and Amtico flooring. Obscure front window. Spotlights, mirror, and extractor fan.

Landing

Access to both bedrooms and bathroom. Loft hatch. Carpet flooring and radiator.

Bedroom One

13'5" x 10'4" (4.09m x 3.15m)

Double bedroom with front aspect window and wooden shutters. Built-in over-stairs cupboard. Carpet flooring and radiator.

Bedroom Two

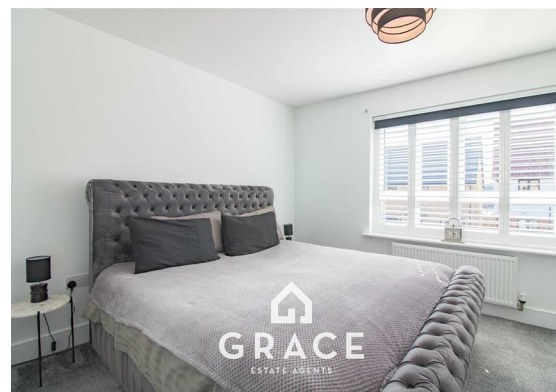
13'5" x 10'4" (4.11m x 3.15m)

Double bedroom with rear aspect window. Fitted blinds. Carpet flooring and radiator. Includes phone point and USB sockets.

Bathroom

7'1" x 6'0" (2.16m x 1.83m)

Panelled bath with shower and screen. WC and wash basin. Tiled flooring and part tiled walls. Heated towel rail, spotlights, and extractor fan.




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Rear Garden

Landscaped east-facing garden. Decking areas and artificial lawn. Outside lighting, water tap, and storage shed, rear access gate.

Front of Property

Block paved driveway with parking directly outside the front door. A second allocated space is opposite. Side access leads to the rear garden.

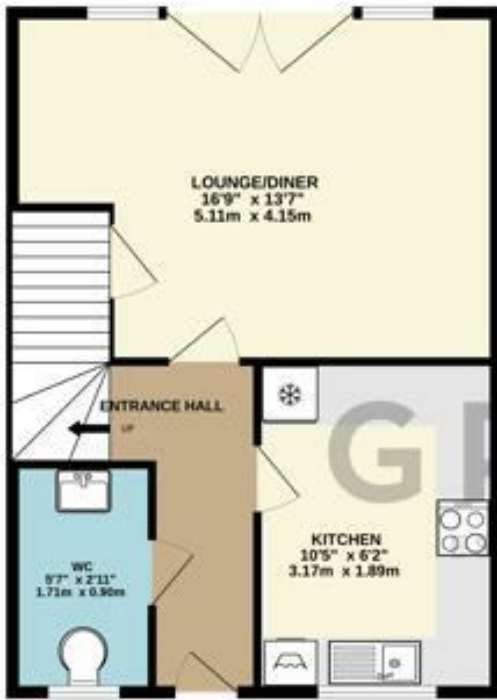
Parking

Two allocated block paved parking spaces. One in front of the property and one opposite.

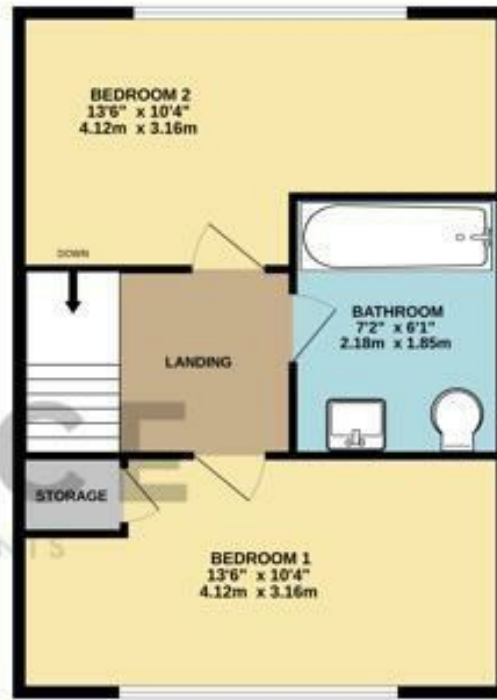



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GROUND FLOOR
701 sq.ft. (65.2 sq.m.) approx.

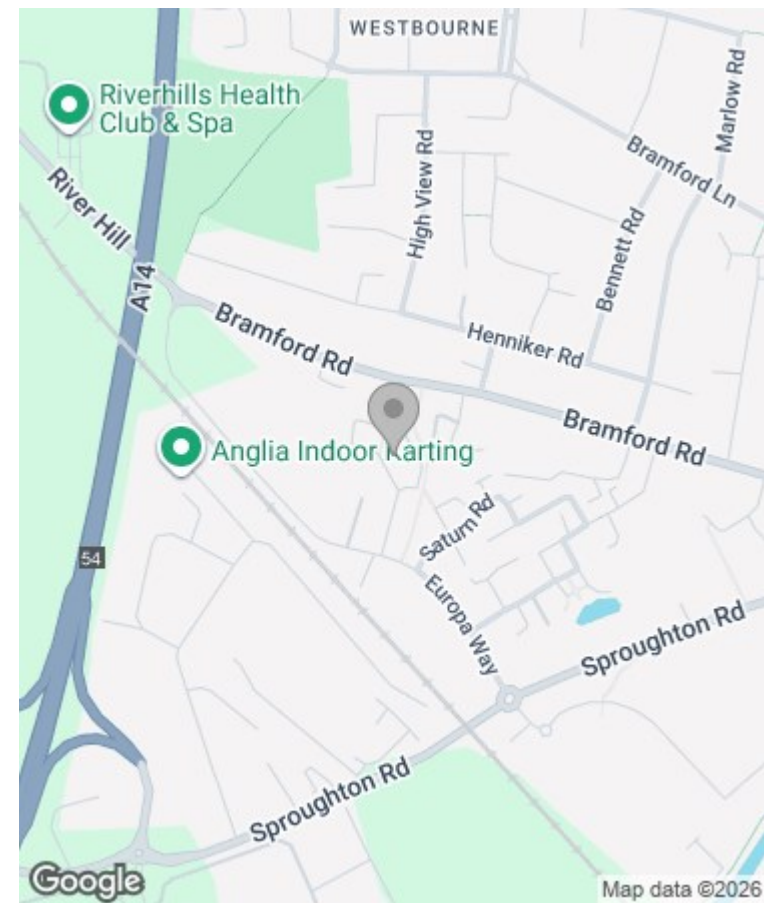


1ST FLOOR
701 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 1403 sq.ft. (130.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, ceilings, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		94
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
		83	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	