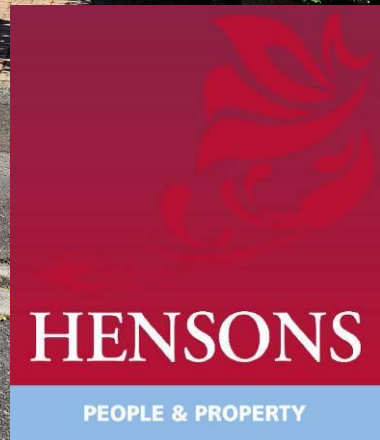




3 Mizzymead Rise,
Nailsea,
North Somerset



3 Mizzymead Rise, Nailsea, North Somerset BS48 2JJ £349,950 - Freehold

A beautifully presented 3 bedroom semi detached bungalow offering a flexible layout with two separate reception rooms of good size and a particularly attractive rear garden. The property enjoys a level setting within easy reach of the town centre and is highly recommended especially given the availability without any onward chain delays.

The bungalow has been extensively renovated to a good standard and the comprehensive update has included rewiring and the installation of a new high efficiency combi boiler. The kitchen and bathroom are new and throughout the decoration and carpets are all new. The accommodation flows well and is tastefully decorated, while a feature of the design is the bright airy rooms.

The living space comprises an inviting entrance hall that opens to the spacious living room that was designed originally as a lounge diner adding to the adaptability of the layout. Here there is a bow window allowing an outlook to the front and feature fireplace.

The dining room at the rear offers an outlook over and access to the patio and garden with patio doors, there is utility space to one side and a door leads to the third bedroom or study that again takes advantage of an outlook to the front.

The well-appointed kitchen includes an excellent range of wall and floor cupboards, ample work surfaces, an inset sink, a hob with extractor above and a built under electric oven grill.

The inner hall opens to the remaining generously sized bedrooms and the lovely bathroom.



Outside:

The space within the bungalow is attractive and so too are the gardens and setting. A block paved drive provides parking with the easily maintained lawn arranged to the side of the drive.

The rear garden is a delight with a full width paved patio area leading to an extensive level lawn with established borders and set away at the far end of the garden is a superb summer house and a garden shed.

Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Telephone and broadband are available including super-fast broadband and Cable broadband services with download speeds of 1Gb or higher. Gas fired central heating through radiators. Council Tax Band C.

Energy Performance:

The bungalow has been assessed at band C-72 for energy performance. The full energy performance certificate is available on request on email.

Viewing:

By appointment with **HENSONS**: Tel: 01275 810030



The Town:

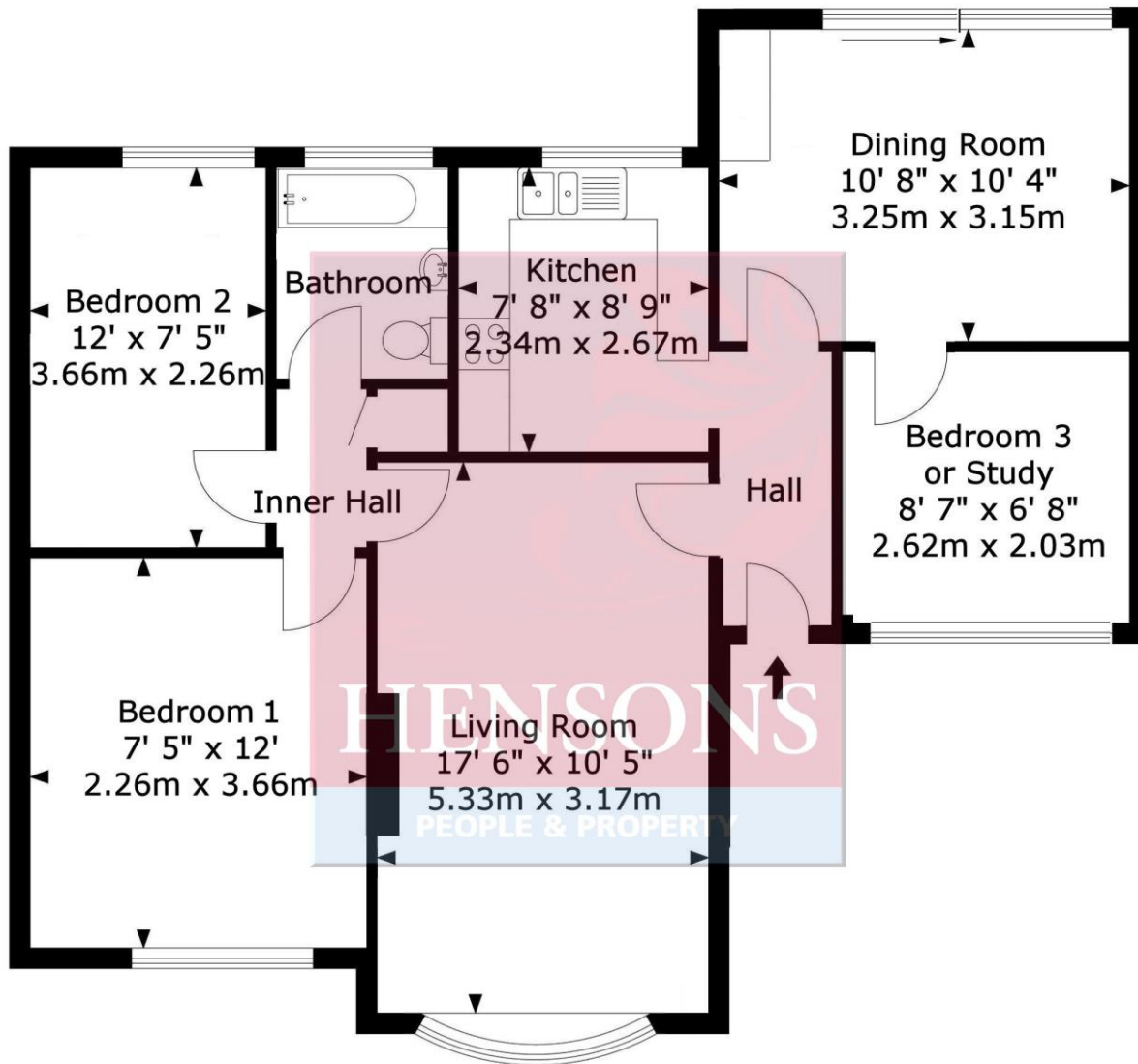
Still known affectionately by many as 'the village,' Nailsea is the smallest of the four North Somerset towns but the most conveniently placed for Bristol at just 8 miles from the city.

A wide range of amenities are available in the town centre which is barely more than a 5 minute walk from the property, and these include large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers. There is a monthly farmers market and there are good cafes and restaurants and a leisure centre with a gym.

Though well placed for the commuter, Nailsea is surrounded by pretty North Somerset countryside but with easy access to other major centres in the area and access to the Sustrans national cycle network with a good route to Bristol and other destinations. Junctions 19 and 20 of the M5 are less than 6 miles giving easy access to the country's motorway network and a main line rail connection is available at Nailsea and Backwell Station

Nearby Mizzymead Recreation Centre and Club with its tennis courts and bowling green that adjoin the bungalow is a real asset. Facilities include outdoor bowls, indoor bowls, tennis, snooker, a bridge club and a members lounge.





The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the seller's conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given, and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information with regard to planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons



HENSONS

Ivy Court,
61 High Street,, Nailsea, Bristol, BS48 1AW
Telephone: 01275 810030
Email: info@hbe.co.uk
www.hbe.co.uk



Networked offices throughout the Westcountry & in London – all together better

