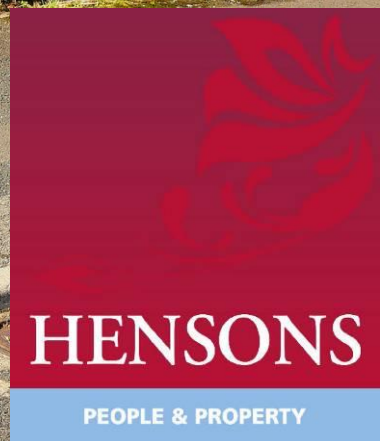




65 Mizzymead Rise,
Nailsea,
North Somerset



65 Mizzymead Rise, Nailsea, North Somerset BS48 2JN

£319,950 - Freehold

A well proportioned 2 bedroom bungalow of deceptive design occupying a lovely position in this favoured crescent with a private level south facing rear garden, a conservatory and a drive and garage to the side.

While the setting is essentially level the natural contours fall away gently from Mizzymead Rise to the south ensuing that the bungalows behind this property do not overlook at all. Furthermore, the outlook is much more open with a view across the town to Holy Trinity Church away in the distance.

The setting is ideal with easy access to the town centre amenities via road and footpath. There is a pedestrianised shopping centre, large Tesco and Waitrose supermarkets, cafes, bars and restaurants. There are also good healthcare facilities with two Doctors surgeries and dental practices.

A monthly farmers market is a regular attraction and a leisure centre with a gym is located in the town centre.

The bungalow offers well laid out accommodation that is approached via an entrance porch leading into a spacious living room that was designed as a lounge-diner of ample proportions. The living room is arranged to enjoy an outlook to the front with a broad double glazed window. There is a door to the kitchen and open access to an inner hall area with the bedrooms and bathroom beyond.

The kitchen is fitted with a range of a wall and floor cupboards and laminated worksurfaces with an inset gas hob, a built in oven, an inset sink and plumbing for a dishwasher. There is direct access to the combined garage – utility area with plumbing for a washing machine and ample additional appliance space.

The principal bedroom is arranged to overlook the rear garden and offers a more open outlook beyond. Similarly, the second double bedroom is arranged to the rear and is currently furnished as



a dining room to the rear and is currently furnished as a dining room with French doors opening to the conservatory that really draws the living space into the garden.

The bathroom has been redesigned with a white suite including a shower enclosure installed in lieu of the original bath.

Outside:

The bungalow occupies a very good position in Mizzymeard Rise with the advantage of a warm south facing rear garden and an outlook across the town towards Holy Trinity Church.

The garden at the front is laid to lawn with a series of shrubs and bushes adding colour. A drive provides parking for at least two cars and leads to the attached garage with a metal up and over door, light and power and a utility area to the rear with a polycarbonate roof, a door and windows to the rear, lighting, power, plumbing for a washing machine and a worksurface.

To the rear a paved patio adjoins the conservatory and opens to the level lawn with timber fenced boundaries, a series of established shrubs and a garden shed set away to one side.

The rear garden is very private and enjoys a sunny southerly outlook.

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 D-59 for energy performance. The full energy performance certificate is available on request on email.

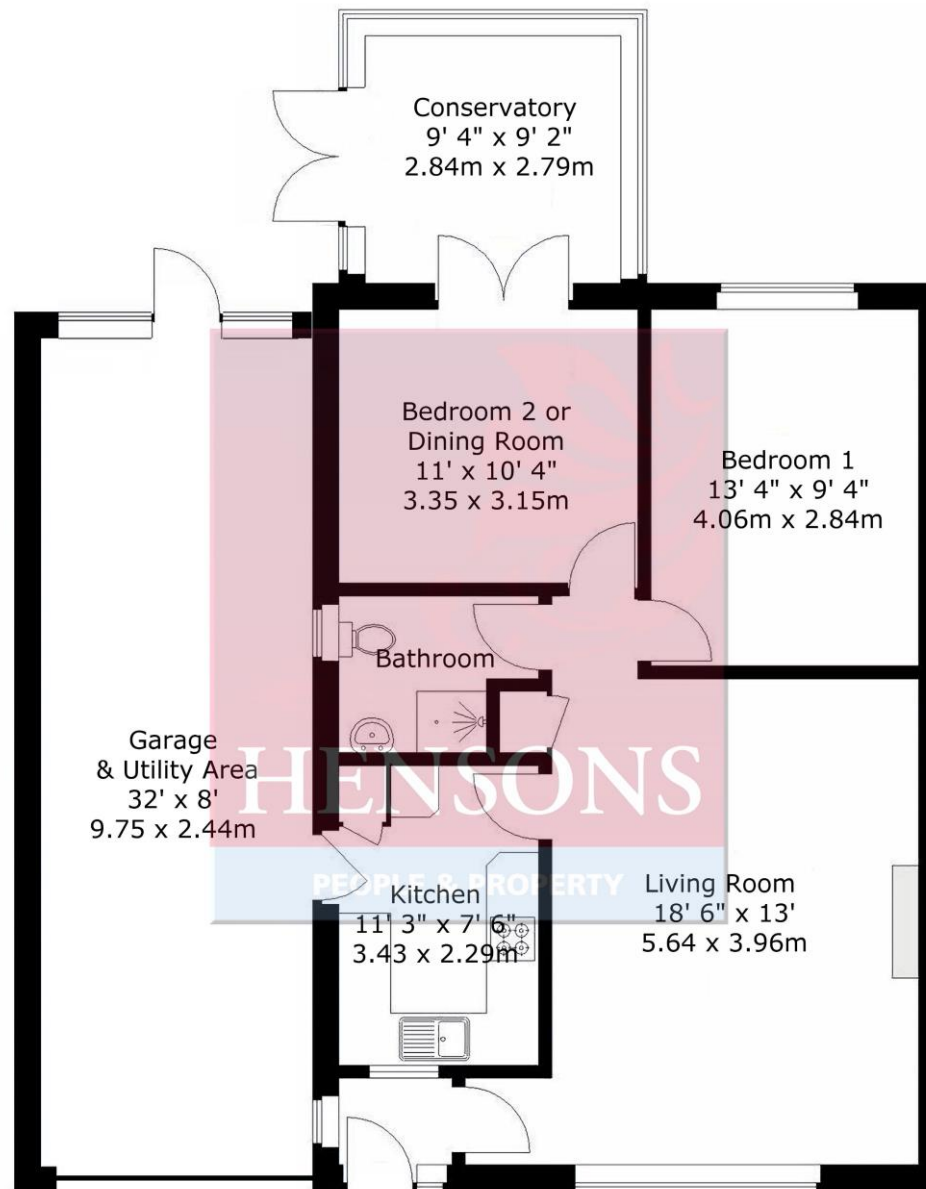
Viewing:

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





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HENSONS

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