



Mizzymead Rise - A spacious and beautifully presented bungalow with a charming south-facing garden

Nailsea - Offers in the Region of £364,950





An attractive and deceptively spacious 2–3 bedroom bungalow that has been extensively renovated and significantly improved to create a beautifully presented home offering bright, versatile accommodation with a delightful private sunny garden, all set in a highly convenient position within easy walking distance of Nailsea town centre.

Available with no onward chain, this is a rare opportunity to acquire a superb bungalow ready for immediate occupation.

The bungalow has benefited from a comprehensive programme of modernisation in recent years, including the installation of a modern high-efficiency combi boiler, a stylish refitted kitchen, a contemporary bathroom, new floor coverings and redecoration throughout. The result is a light, welcoming home that combines practicality with comfort and is presented in show-home condition, allowing you to simply move straight in and enjoy living here.

A welcoming entrance hall provides an inviting introduction and opens to the reception rooms, kitchen and utility room, while double doors draw the eye into a generously proportioned living room that enjoys an outlook to the front. Originally designed as a lounge-diner, this impressive reception room offers excellent flexibility. A feature fireplace provides an attractive focal point, while a door leads through to the inner hall.

The second reception room is of excellent proportions and has been a particularly attractive addition to the original accommodation, drawing the living space into the garden and offering a pleasant dual aspect with French doors and a further glazed door opening onto the patio and garden.



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This room works beautifully as a combined dining and sitting room; however, the space is equally suited to use as a third large double bedroom with direct access to the garden if preferred.

The well-appointed kitchen is fitted with an excellent range of contemporary wall and base units complemented by granite-effect work surfaces, an inset sink, a full-size slot-in cooker space with a concealed cooker hood above, an integrated fridge-freezer and a useful larder cupboard.

Very usefully, and unusually for a bungalow in almost any price range, there is also a separate utility room capable of accommodating a full range of laundry and household appliances.

The inner hall serves the remaining accommodation, including two well-proportioned bedrooms, both with fitted wardrobes, and a well-appointed bathroom finished to a high standard.

Outside

The property enjoys equally appealing surroundings. To the front, a block-paved driveway provides ample parking and leads to the integral garage, while the front garden has been redesigned for ease of maintenance with attractive gravelled areas, neat edging, well-kept hedging and a low boundary wall.

The rear garden is a further particular feature of the property. It includes a full-width paved terrace ideal for outdoor dining and entertaining, leading onto a level lawn bordered by established planting that adds colour and interest while keeping maintenance to a minimum. The garden is fully enclosed by timber panel fencing and, with neighbouring properties also being bungalows, enjoys an excellent degree of privacy with very little overlooking.

The combination of particularly attractive presentation, flexible accommodation, excellent gardens and a highly convenient location makes this bungalow an especially appealing proposition for a wide range of purchasers.

About Nailsea

Nailsea is the smallest of the four North Somerset towns but arguably the most conveniently positioned for Bristol, lying just eight miles from the city.

The town offers an excellent range of facilities, many of which are within a short walk of the property, including Tesco and Waitrose supermarkets, doctors' and dental surgeries, a pedestrianised shopping centre, independent retailers, cafés, restaurants and a popular monthly farmers' market. There is also a well-equipped leisure centre with gym facilities.

Despite its excellent commuter credentials, Nailsea remains surrounded by attractive North Somerset countryside. The town enjoys convenient access to Bristol, the wider region and the national motorway network via Junctions 19 and 20 of the M5, while mainline rail services are available from Nailsea & Backwell Station.





Immediately adjacent to the property, the Mizzymead Recreation Centre and Club is a valuable local amenity offering tennis courts, indoor and outdoor bowls, snooker, bridge clubs and members' social facilities, providing an excellent focus for recreation and community life.

Energy Performance

The bungalow has been assessed as very good Band C (78) for energy performance.

Services and Outgoings

All mains services are connected. FTTP and FTTC broadband services are available, with download speeds of up to 1Gb or faster. Cable TV, broadband and telephone services are also available. Gas-fired central heating. uPVC double glazing. Council Tax Band C.

Construction & Mortgages

The property is of standard traditional construction and is therefore fully mortgageable. For more information about mortgages, please call us and we will be pleased to arrange free, impartial whole-of-market mortgage advice.

Viewing

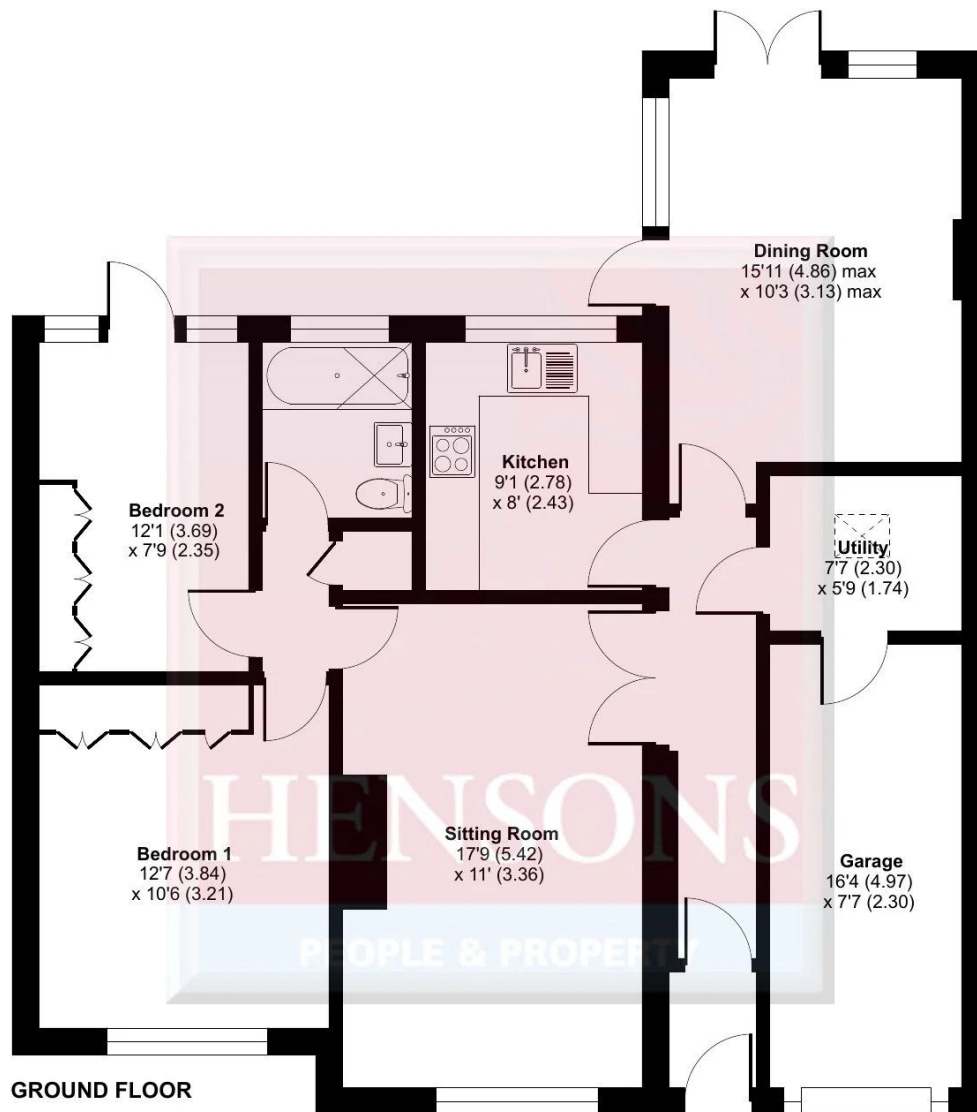
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Approximate Area = 883 sq ft / 82 sq m
 Garage = 115 sq ft / 10.6 sq m
 Total = 998 sq ft / 92.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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