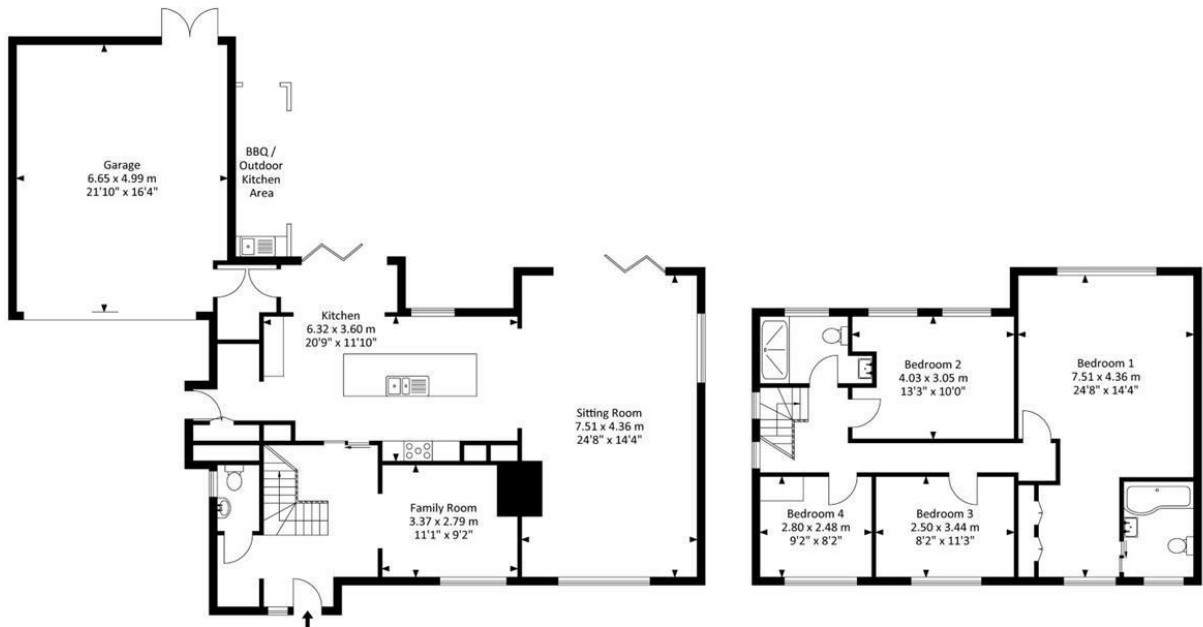


Mizzymead Road,
Nailsea BS48 2HJ

Approx. Gross Internal Area
1775.4 Sq.Ft - 164.9 Sq.M
Garage
351.5 Sq.Ft - 32.7 Sq.M
Total Area
2126.9 Sq.Ft - 197.6 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

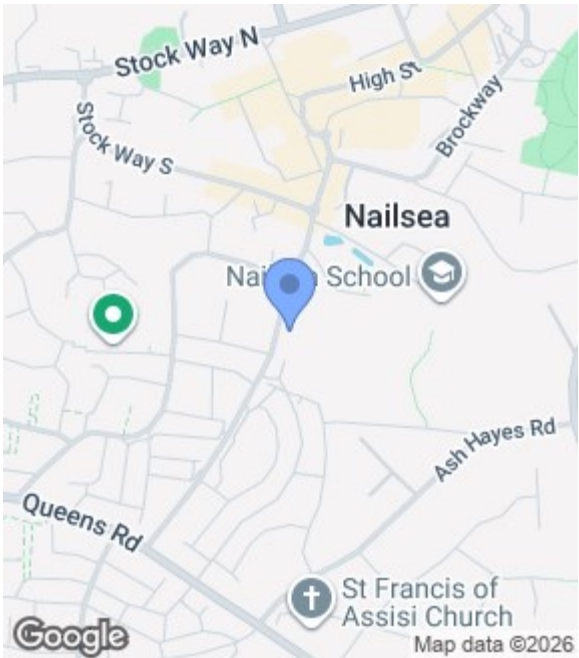
Tenure: Freehold

Floor area: 1775.00 sq ft

Tax Band: D

Local Authority: North Somerset

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 firms 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		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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5 Mizzymead Road, Nailsea, BS48 2HJ
Guide price £650,000



An impressive and beautifully modernised, 4 Bedroom detached family home, enjoying a commanding position with an attractive frontage that immediately creates a striking first impression. The property has been extensively enhanced & extended, resulting in a sleek, high-quality finish throughout and is now ready for a new owner to move straight in. The property is perfectly placed for easy access to local schools, public transport links and the town centre, where you'll find a selection of supermarkets, shops, restaurants and coffee houses. In brief, the layout comprises: Welcoming Entrance Hall, Snug, sumptuous Kitchen/Dining Room with bi-folds to the rear garden, a 27ft Sitting Room, Utility Area and Cloakroom.

The first floor offers 4 Bedrooms & 2 Bathrooms. Externally, the landscaped side & rear garden has been thoughtfully designed to create a superb outdoor extension of the home, with a generous natural stone paving with a stylish pergola for the warmer months along with a level lawn. The rear garden is wonderfully private and enjoys an abundance of mature planting, including established trees, shrubs and ornamental borders that provide year-round colour. A generous driveway provides ample off-road parking and leads to a large detached double garage, whilst mature planting and attractive stone walling soften the frontage beautifully where there is a further garden area to the front. Set back from the road, the property enjoys an enviable kerb appeal that perfectly reflects the exceptional standard of accommodation found inside. EPC rating - C.



Entrance Hall
13'37 x 13'11 (3.96m x 4.24m)

Cloakroom
5'68 x 3'35 (1.52m x 0.91m)

Family Room
11'1" x 9'2" (3.38m" x 2.79m")

Kitchen/Dining Room
20'9" x 11'10" (6.32m" x 3.61m")

Utility Area
6'20 x 4'70 (1.83m x 1.22m)

Sitting Room
24'8" x 14'4" (7.52m" x 4.37m")

Bedroom 1
24'8" x 14'4" max (7.52m" x 4.37m" max)

En Suite
7'90 x 5'91 (2.13m x 1.52m)

Bedroom 2
13'3" x 10'0" (4.04m" x 3.05m")

Bedroom 3
11'3" x 8'2" (3.43m" x 2.49m")

Bedroom 4
9'2" x 8'2" (2.79m" x 2.49m")

Family Bathroom
7'02 x 5'52 (2.18m x 1.52m)

Large Garage
21'10" x 16'4" (6.65m" x 4.98m")

Beautiful Landscaped Gardens

