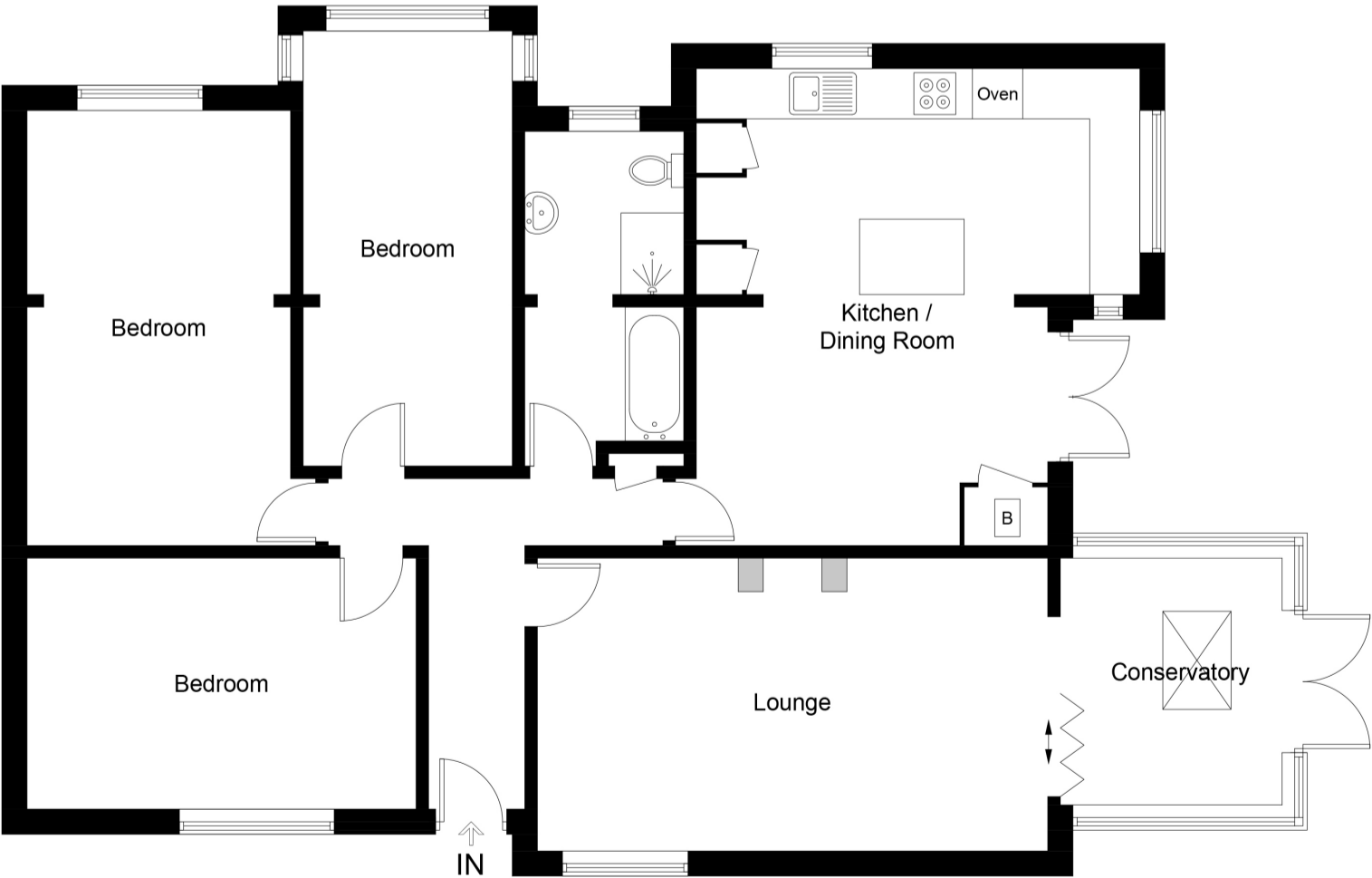




9 Mizzymead Road

Approximate Gross Internal Area = 120.7 sq m / 1299 sq ft



For illustrative purposes only. Not to scale. ID1187044
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.
Floor Plan Produced by EPC Provision

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



This fabulous extended detached bungalow has to viewed to be truly appreciated. Benefitting a prime central location, 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, Well maintained and stylishly presented throughout, the deceptively spacious accommodation briefly comprises; Entrance Hall, Sitting Room and Garden Room, stunning Kitchen/Dining/Family Room, three double Bedroom and a four piece Bathroom. Outside these is driveway parking leading to a double Garage in tandem and glorious private, South facing Gardens.



ROOM DESCRIPTIONS

Entrance Hall
Entered via composite glazed door. Loft access with ladders. Ceramic wood effect tiled floor with under floor heating. Doors to Sitting room, fabulous Kitchen/Dining/Family Room, all Bedrooms and Family Bathroom.

Sitting Room
19' 11" x 11' 2" (6.07m x 3.40m)
Feature fireplace with wood burning stove set on Slate hearth with Oak lintel. Wood effect Karndean flooring and radiator. UPVC double glazed window to front and tri folding doors to Garden Room.

Garden Room
9' 7" x 8' 11" (2.92m x 2.72m)
A delightful addition to the property, Of dwarf wall and UPVC double glazed construction under an insulated rubber roof with glazed atrium. Ceramic wood effect tiled flooring with under floor heating. UPVC double glazed French doors opening on to the Porcelain patio.

Kitchen/Dining/Family Room
19' 3"max x 14' 1" (5.87m max x 4.29m)
Fitted with a contemporary range of wall, base and larder units with Silestone white mirror chip Quartz work surfaces over. Underhung sink with mixer tap. A central island with Silestone white mirror chip Quartz work surfaces provide additional storage and breakfast bar. Built in Miele eye level double electric ovens, induction hob and extractor plus Integrated dishwasher. Spaces for American style fridge/freezer, washing machine and tumble dryer. Radiator and tile effect Kardean flooring. UPVC double glazed windows to side and rear and UPVC double glazed French doors to the rear.

Bedroom 1
17' 9" x 9' 4" (5.41m x 2.84m)
Radiator. UPVC double glazed window to rear.

Bedroom 2
17' 0" x 8' 3" (5.18m x 2.51m)
Light and airy room with UPVC double glazed high level window to rear plus two further UPVC double glazed windows, one to each side. Radiator and quality vinyl tile flooring.

Bedroom 3
15' 2" x 8' 9" (4.62m x 2.67m)
Radiator and laminate flooring. UPVC double glazed window to front.

Family Bathroom
12' 11" x 6' 2" (3.94m x 1.88m)
Tiled and fitted with a white suite designed on two levels. The first is fitted with a panelled bath with mixer tap and shower attachment, heated towel rail and wood effect ceramic tiled floor with underfloor heating. The second area is fitted with a large shower unit with thermostatically controlled shower, vanity unit with mounted basin and low level W.C. Radiator, vinyl flooring and UPVC double glazed window to rear.

Front Garden
Enclosed by stone wall natural hedging with gated access to driveway and front path. Easily maintained the entire area is laid to tarmac edged with block pavers. Outside sockets. Timber gate to Garden.

Double Garage In Tandem
Electric door to front and pedestrian door to rear Garden. Power connected.

Garden
Fully enclosed by stone wall and timber panel fencing, this delightful garden enjoys a good deal of privacy and a desirable South facing aspect. Easily maintained, the garden is laid to an extensive Porcelain paved patio and level lawn edged with floral and shrub borders with a specimen Magnolia tree. Outside tap and lighting.

Tenure & Council Tax Band
Tenure: Freehold
Council tax Band: E

