







154 Robin Way, Chipping Sodbury, Bristol

- Detached Family Home
- Garage & Parking for 3 Vehicles
- Kitchen
- Modern White Bathroom Suite
- Gardens to Front, Rear & Sides
- Lounge with Woodburner & Dining Area
- Downstairs Cloakroom
- Three Good Sized Bedrooms (Master Walk in Wardrobe)
- Gas Central Heating Double Glazed
- No Upward Chain

£375,000

HUNTERS®
HERE TO GET *you* THERE

Situated within Robin Way this pleasantly presented detached family house is being offered for sale with no upward chain and is a perfect blend of comfort and style and there is a garage and great parking available for up to three vehicles!!! Upon entering, you are greeted by a welcoming entrance hall that leads to a lounge with woodburner and a dining area, ideal for both relaxation and entertaining. The fitted kitchen is well-equipped, making meal preparation a delight.

This delightful home boasts three generously sized bedrooms, with the master bedroom featuring a convenient walk-in wardrobe, providing ample storage space. The family bathroom is tastefully designed in white, ensuring a fresh and modern feel.

The property benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Outside, you will find a good-sized garden that wraps around the front, rear, and both sides of the house, offering plenty of space for outdoor activities and gardening enthusiasts.

This property is not only well-appointed but also situated in a desirable location, making it an excellent choice for those seeking a family home in Chipping Sodbury. Viewing is strongly recommended to fully appreciate all that this wonderful home has to offer.











Entrance Hallway
Double glazed door, stairs to 1st floor with storage cupboards under, radiator, doors into

Cloakroom
Double glazed window to the side, white suite comprising, concealed cistern with wooden work surface over, vanity wash hand basin, heated towel rail, wood effect flooring.

Lounge
14'8" x 11'5"
Double glazed window to the front, TV point, wood burner in tiled hearth, shelved storage alcove with units uner, radiator, wood effect flooring, opening into

Dining Area
9'10" x 8'10"
Double glazed full length window and door to the rear, double glazed window to the side, radiator, wood effect flooring.

Kitchen
9'9" x 8'7"
Double glazed window and door to the rear, range of wood wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap over, under lighting, spaces for electric cooker with extractor fan over, plumbing for washing machine, integrated fridge/freezer, cupboard housing gas boiler, radiator, tiled flooring.

First Floor Landing
Double glazed window to the side, access to loft space, storage cupboard with shelving, doors into

Bedroom One
9'9" x 8'10"
Double glazed window to the front, radiator, wood effect flooring, opening into

Walk in Wardrobe
6'6" x 5'8"
Open hanging rail to both sides, drawer units, light.

Bedroom Two
9'10" x 9'10"
Double glaze window to the rear, radiator, wood effect flooring.

Bedroom Three
9'9" x 7'7" max
Double glazed window to the front, built in cupboard with shelves, radiator, wood effect flooring.

Bathroom
7'8" x 6'7"
Double glazed window to the rear, white suite comprising, panelled bath with rainshower over, vanity wash hand basin with storage under, concealed cistern Wc, with work surface over, part tiled walls, heated towel rail.

Outside
The front is laid to lawn with hedge and tree, pathway leading to the front door.

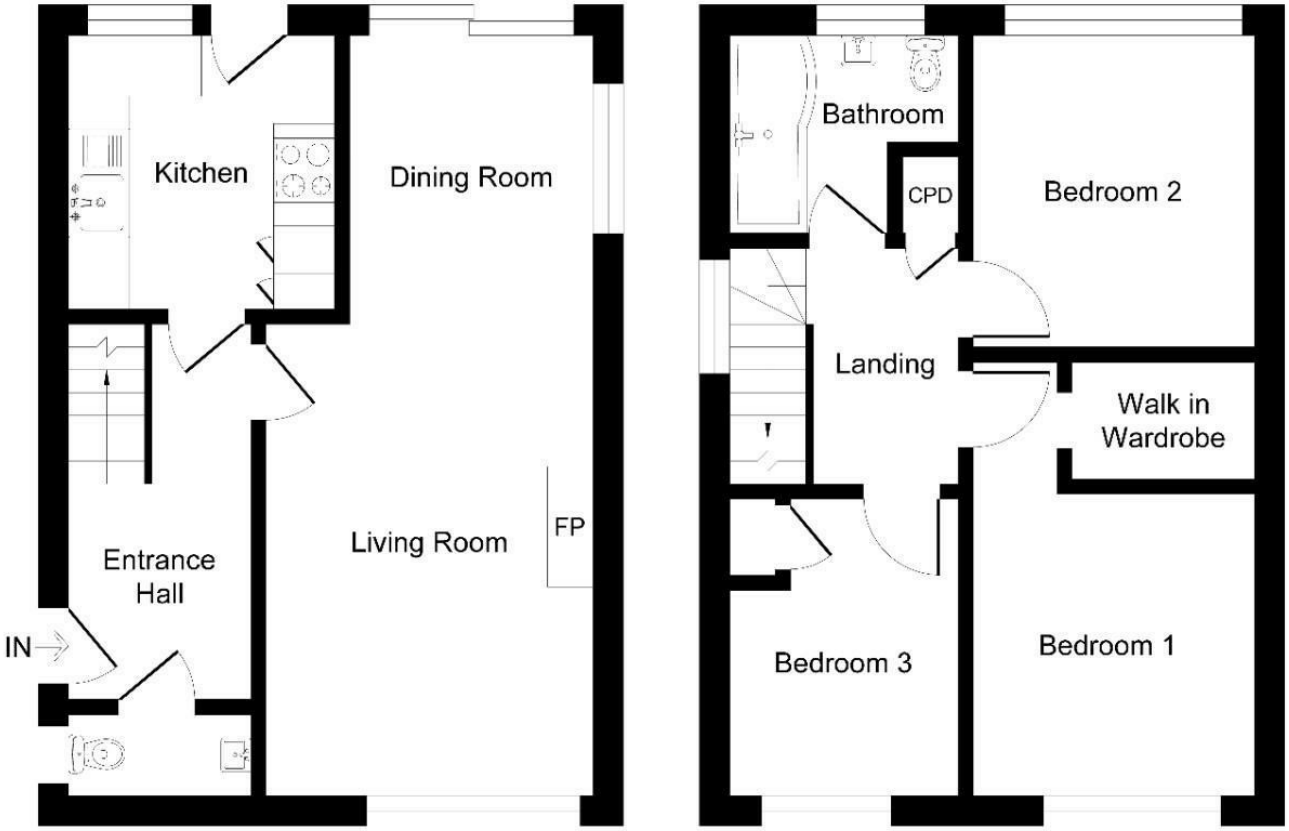
The enclosed rear and side gardens are laid to lawn, with decked area, outside tap, flowerbed border, gated access to both the front and the rear, couretesy door into garage.

Garage
There is a detached single garage with up and over door, light and power, with courtesy door into the rear garden. There is a hardstanding parking space to the front of the garage and further block paved parking for another two vehicles.

Agents Note
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

154 Robin Way

Approximate Gross Internal Floor Area = 83.6 sq m / 900 sq ft

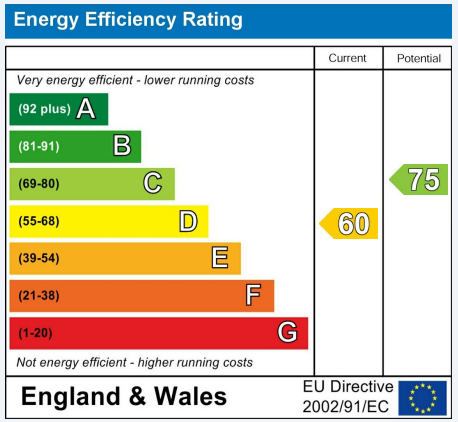


Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.

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