



## 67 Robin Way, Chipping Sodbury, South Gloucestershire

- Detached Family Home
  - 3 Reception Rooms
    - Cloakroom
    - South Westerly
- Viewing Strongly Advised
- 4 Double Bedrooms
- Kitchen & Utility
- Beautiful Gardens
- Garage & Parking

**£450,000**

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Situated on the popular "Birds Estate" Robin Way, Chipping Sodbury, this well-loved detached family home presents an excellent opportunity for those seeking space and comfort. The property boasts a welcoming entrance hallway that leads to a convenient cloakroom, a study perfect for remote work or quiet reading, and a spacious lounge that flows into a separate dining room, ideal for family gatherings and entertaining guests. The well-appointed kitchen, accompanied by a utility room, ensures that daily tasks are both efficient and enjoyable.

On the first floor, you will find four generously sized double bedrooms, providing ample space for a growing family or guests. The family bathroom is designed to cater to the needs of the household. The home benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the seasons.

Set within a good-sized plot, the property features a beautifully landscaped garden at the front, while the tiered rear garden, facing south-west, offers a delightful outdoor space for relaxation and play. Additionally, the property includes a garage and parking, adding to the convenience of family living.

This residence is brimming with potential and is perfectly suited for a family looking to establish roots in a friendly community. Viewing is strongly advised to fully appreciate all that this delightful home has to offer.





Double glazed door with matching double glazed side panels into

**Entrance Hallway**

Storage cupboard, radiator, stairs to 1st floor, double glazed door to the rear, doors into

**Cloakroom**

Double glazed window to the rear, coloured suite comprising, low level WC, wash hand basin with tiled splash back, radiator.

**Study**

11'11" x 8'  
Double glazed window to the front, radiator.

**Lounge**

16'7" x 11'11"  
Double glazed window to the front, TV point, gas feature fireplace set in stone surround and mantle over, Parquet flooring, glazed double doors into

**Dining Room**

11'5" x 8'4"  
Double glazed French doors with double glazed matching side panel, Parquet flooring, radiator, door into

**Kitchen**

11'5" x 9'9"  
Double glazed window to the rear, range of wall, drawer, base and display cupboards with plate rack and work surface over, sink unit with mixer tap over, part tiled walls, built in double electric oven and microwave, integrated dishwasher and fridge, pantry cupboard, radiator, door into

**Utility Room**

11'5" x 5'11"  
Double glazed window to the rear, base unit with work surface over, sink with mixer tap, part tiled splash back, wall mounted gas boiler, plumbing form washing machine, space for fridge/freezer.

**First Floor Landing**

Access to part boarded loft, double glazed window with fitted battery operated Roman blind, airing cupboard with shelving and radiator, doors into

**Bedroom One**

12'1" x 11'5"  
Double glazed window to the front, radiator, built in double wardrobe, wood effect flooring.

**Bedroom Two**

12'1" x 11'5"  
Double glazed window to the front, radiator, built in double wardrobe, wood effect flooring.

**Bedroom Three**

11'5" x 8'5"  
Double glazed window to the rear, radiator.

**Bedroom Four**

9' x 8'2"  
Double glazed window to the rear, radiator.

**Bathroom**

Double glazed window to the rear, coloured suite comprising paneled bath with shower over, WC, pedestal wash hand basin, part tiled walls, heated towel rail, wood effect flooring.

**Outside**

The front garden has been beautifully manicured with mature hedge and tree, shrubs and flower bed boarders, pathway leading to the front door and gated access leading to the rear.

The enclosed south westerly facing rear garden has been tiered providing private screened patio area with outside tap, and stones to a further side garden. Steps leading down to a lawn, with shrubs and flower bed boarders and further steps to another patio area with greenhouse and courtesy door to the garage, gated access leading to the rear.

**Garage**

There is a single detached garage with up and over door, light and power, with courtesy door to the rear garden. There is hard standing area to the side of the garage for further parking.

**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"



## 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.

### Energy Efficiency Rating

|                                             | Current | Potential                  |
|---------------------------------------------|---------|----------------------------|
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
|                                             | 68      | 74                         |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>2002/91/EC |

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.

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### 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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