



## 85 ROBIN WAY CHIPPING SODBURY

**Countryside views from this detached 4-bedroom family home, in a great location in the Birds estate of Chipping Sodbury. An extended kitchen diner flows into conservatory, all beautifully finished, and there is no onward chain.**

With a light and airy feel, the accommodation is presented to a high standard with a great conservatory that opens into the kitchen dining room and offers a real wow space for the whole family to enjoy. The accommodation includes entrance hall opening into the inner hall, downstairs shower room, kitchen dining room, conservatory, lounge, 4 bedrooms and family bathroom. Outside, the gardens are well manicured to the front, side and rear, plus there is a single garage and off road parking. All from a great location on the edge of the estate, which gives nice countryside views.

**£450,000**



**COUNTRY**  
PROPERTY



# 85 Robin Way, Chipping Sodbury, South Gloucestershire, BS37 6JR

🌿 Detached House 🌿 Kitchen Dining Room 🌿 4 Bedrooms & 2 Bathrooms 🌿 Gardens Front & Rear 🌿 Garage & Driveway Parking 🌿 No Onward Chain 🌿 Lounge & Conservatory 🌿 Energy Efficiency band D

Chipping Sodbury is a thriving historic market town dating back to pre-1300s. Nowadays many social activities, clubs and organisations make their home here. It has a Waitrose supermarket and full range of artisan shops, a wide selection of local pubs and restaurants, an award winning bakery and butcher, market day, and a Town Hall events venue. We have a Golf club, tennis, rugby, football and running clubs. Bristol and Bath = 14 miles. M4 J18 = 4 miles. M5 J14 = 8 miles. Yatton rail station = 2 miles. Aztec West, Abbeywood and Cribbs Causeway = 7 miles.



## GROUND FLOOR

**Entrance Hall** Door leading into inner hall, staircase leading to first floor with cupboard under, 2 x radiators.

**Shower Room** Window to side, low level WC, hand basin, shower cubicle with shower over.

**Lounge** 21' 5" x 10' 1" (6.53m x 3.07m) Windows to front, fireplace with gas fire, 2 x radiators.

**Kitchen Dining Room** 21' 6" max x 9' 4" max (6.55m x 2.84m) Window to rear, range of wall and base units with laminated worktops over, part tiling to walls, single drainer one and a half bowl sink unit, inset gas hob with cooker hood over, high level double oven and grill, integral fridge and freezer, wall mounted gas boiler, integral dishwasher, plumbing for washing machine, tiled floor in kitchen area, radiator, opening into conservatory.

**Conservatory** 12' 0" x 11' 10" (3.66m x 3.61m) Pitched glass roof with solid wall to one side plus high level window over, 2 x radiators, French doors leading to rear garden.

## FIRST FLOOR

**Landing** Window on half landing to side, loft access (part boarded, ladder and light)

**Bedroom 1** 11' 11" x 10' 3" (3.63m x 3.12m) Window to front, radiator.

**Bedroom 2** 11' 10" x 9' 5" (3.61m x 2.87m) Window to rear, fitted wardrobes and bedside units, radiator.

**Bedroom 3** 9' 4" x 7' 11" min (2.84m x 2.41m) Window to rear, fitted wardrobe and bedside units, radiator.

**Bedroom 4** 9' 3" x 5' 11" (2.82m x 1.80m) Window to front, fitted wardrobe, radiator.

**Family Bathroom** 4' 11" x 9' 11" max (1.50m x 3.02m) Window to side, low level WC, hand basin with vanity unit, panelled bath, shower cubicle with Monsoon shower over, heated towel rail, full tiling to walls and floor, airing cupboard housing the hot water cylinder.

## OUTSIDE

**Front Garden** Mainly laid to lawn, flower beds, mature trees and shrubs.

**Side Garden** 17' approx. x 28' max (5.18m x 8.53m) Fences to side and front, lawn, patio, shed.

**Rear Garden** 38' max x 31' approx. (11.58m x 9.45m) Wall and fences form the boundaries, lawn and wraparound patio, flower borders, trees and shrubs, exterior lights, gated side access to both sides of the property, tap.

**Single Garage** 7' 9" x 17' 7" (2.36m x 5.36m) Single up and over garage door, personal door, power and light. Off road parking in front of garage.

## FURTHER DETAILS

**Directions** From Link Road by Tesco in Yate turn left on to the bypass Cotswold Road A432 for about a third of a mile. At the new traffic lights turn right into Heron Way, go past the Tern Inn on the right and turn left into Robin Way. At the T junction turn left where number 85 will be on your right. Please look for our "for sale" board.

**Tenure** Freehold

**Council Tax Band** D

**Services** All mains services are connected.

Virgin supply is believed to be available to the front of house.



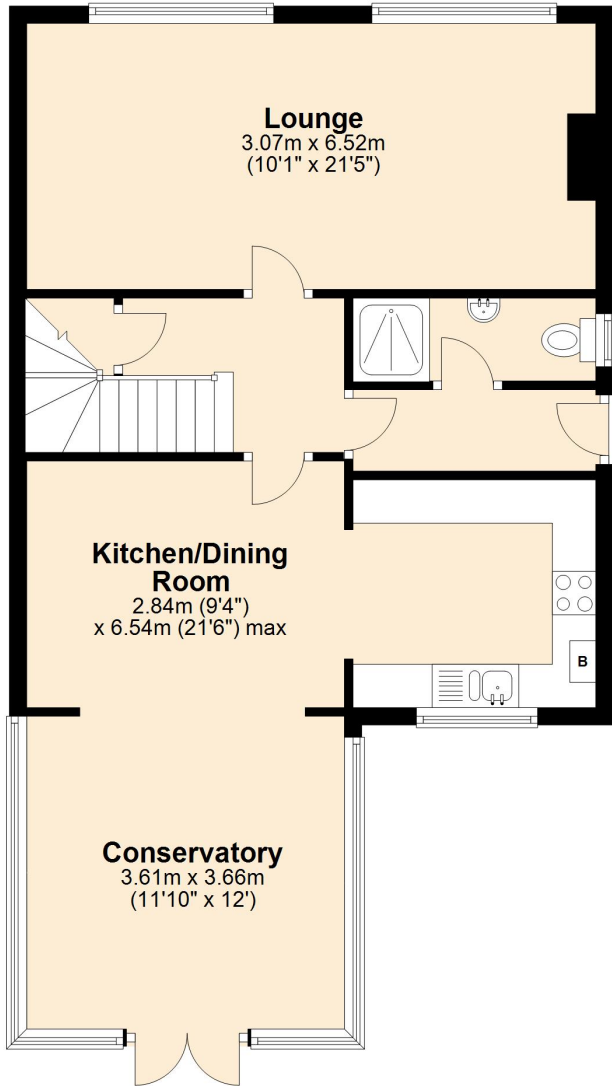
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80
55-68	<b>D</b>	59	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





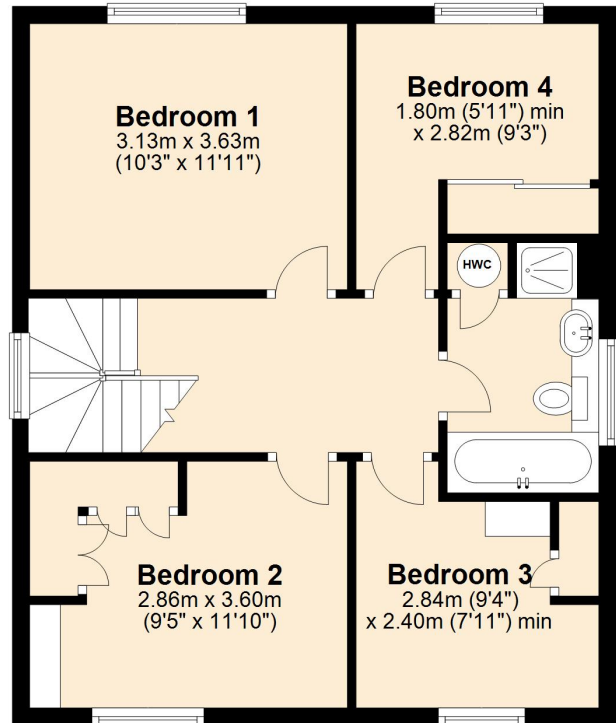
## Ground Floor

Approx. 65.4 sq. metres (703.8 sq. feet)



## First Floor

Approx. 51.7 sq. metres (556.5 sq. feet)



Total area: approx. 117.1 sq. metres (1260.3 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.



**COUNTRY**  
PROPERTY

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