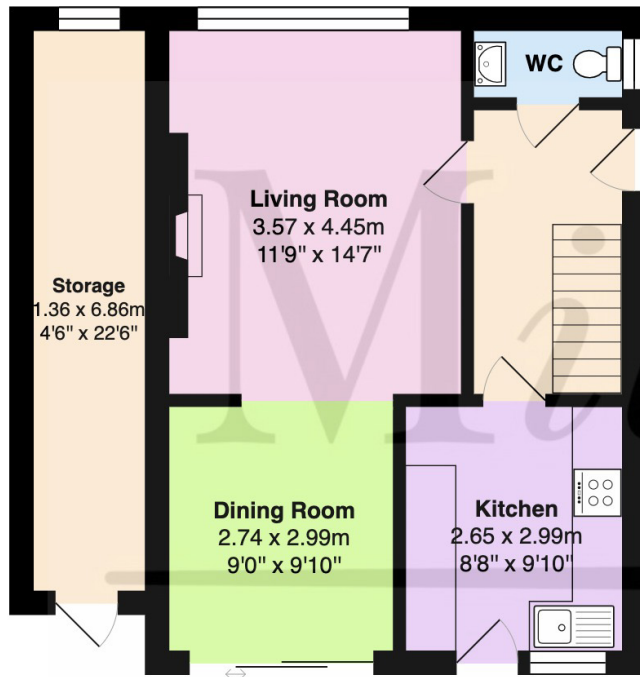
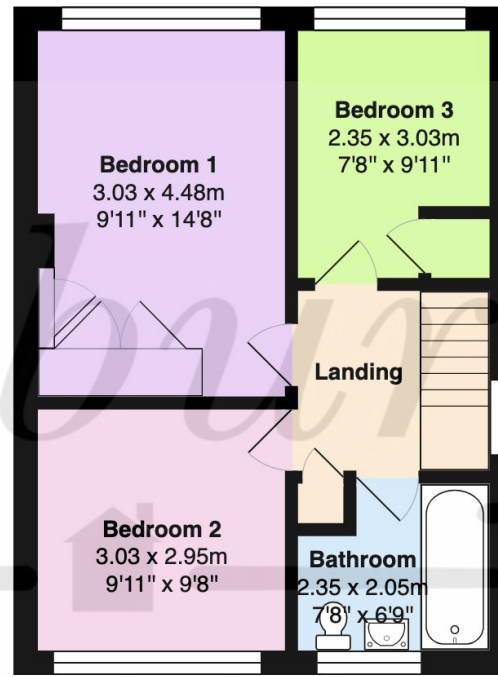




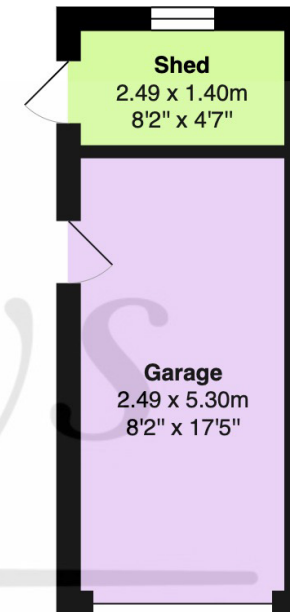
Ground Floor
Area: 53.5 m² ... 576 ft²



First Floor
Area: 42.0 m² ... 453 ft²



Outbuilding
Area: 17.1 m² ... 184 ft²



Total Area: 112.7 m² ... 1213 ft²

For illustrative purposes only. Not to scale.

159 Robin Way, Chipping Sodbury, South Gloucestershire BS37 6JT

Set in the ever popular 'Birds' development in Chipping Sodbury. With easy short walks that take you to either the bustling High Street in Chipping Sodbury or Yate Shopping Centre. This detached family home is also in a great location for those needing easy access to Raysfield Primary School or Chipping Sodbury Secondary School. Entering the property, the ground floor provides an entrance hall, from here you will also find a guest WC, then a large lounge/diner with dual aspect and a feature fireplace. Moving to the rear of the property there is a delightful kitchen with white units and contrasting wood tops, space for all appliances. Moving to the first floor, there are 3 good size bedrooms and a modern family bathroom ideal for a growing family. Externally the property comes with a landscaped rear garden, laid to patio and artificial grass with attractive seating areas. There is also a large storage area created to the side of the house. Additional benefits include a garage and large driveway.

Situation

The historic market town of Chipping Sodbury sits just below the Cotswold Escarpment and has excellent road links to the A46, the M4 (Junction 18 is approx. 4.9 miles away) Bristol and Bath. Likewise, the M5 Junction 14 in Falfield is easily accessible going via nearby Wickwar, whilst the Yate train station (approx. 1.9 miles away) provides a direct link for commuters into Bristol. The picturesque High Street dates back to the 12th Century and offers a wide and eclectic range of shops and established businesses which support the town and attract visitors. There is a selection of both Primary and Secondary Schooling in the area of good reputation plus Chipping Sodbury offers many nearby country walks (the Frome Valley Walkway and the Cotswold Way to name but a few), a lovely common, golf course, cricket, rugby, football and tennis clubs. The centrally located Waitrose store offers excellent parking and a cafeteria.

Property Highlights, Accommodation & Services

- Popular Chipping Sodbury Estate
- Detached Family Home
- 3 Good Size Bedrooms
- Modern High Gloss Kitchen
- Lounge/Diner With Feature Fireplace
- Single Garage
- Large Driveway Parking for several Cars
- Walking Distance Of Chipping Sodbury High Street and Yate Town Centre
- Gas Central Heating And Double Glazing
- Council Tax Band D - South Gloucestershire Council

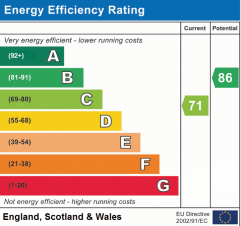
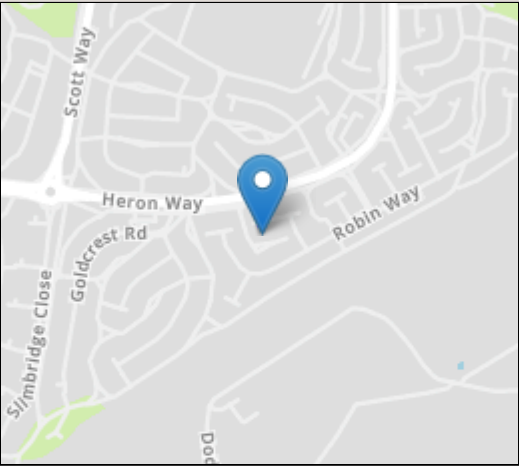
Directions

While on Heron Way, turn into Robin Way. At the T-junction turn right and then turn right again into the 3rd cul-de-sac. No.159 can be found in the left hand corner.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band D

Tenure - Freehold

Contact & Viewing - Email: chippingsodbury@milburys.co.uk Tel: 01454 318338



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