



## 133 Robin Way, Chipping Sodbury, South Gloucestershire

- Semi Detached House
- Modern Kitchen/Diner
- Modern White Bathroom
- Gas Central Heating & Double Glazing
- Garage & Parking
- Open Plan Living Area
- Lounge Area
- 3 Good Sized Bedrooms
- Gardens to Front & Rear
- 'Birds Estate'

**£330,000**

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Situated in Robin Way off the sought-after Birds Estate of Chipping Sodbury, this well-presented semi-detached house offers a delightful blend of comfort and modern living. Spanning approximately 768 square feet, the property boasts an inviting entrance hall that leads into an open-plan living area, perfect for both relaxation and entertaining. The contemporary kitchen and dining area provide a stylish space for family meals and gatherings.

Upstairs, you will find three well-proportioned bedrooms, each designed to offer a peaceful retreat. The modern white bathroom is tastefully appointed, ensuring a fresh and clean atmosphere. The property benefits from double glazing and gas central heating, providing warmth and energy efficiency throughout the year.

The southerly facing rear garden is a true highlight, offering a sunlit space for outdoor enjoyment, whether it be gardening, play, or simply unwinding in the fresh air. Additionally, the property includes a garage and parking, adding to the convenience of this charming home.

Constructed in 1970's, this semi-detached house combines classic design with modern amenities, making it an ideal choice for families or professionals seeking a comfortable living space in a friendly community. With its prime location in Chipping Sodbury, you will enjoy easy access to local shops, schools, and parks, making this property a wonderful opportunity for those looking to settle in a vibrant area of South Gloucestershire.



### Entrance Hallway

Double glazed door, stairs to 1st floor with storage cupboard under, radiator, ceiling spotlights, wood effect flooring, doors into

### Open Plan

#### Lounge Area

13" x 10'4"

Double glazed window to the front, TV point, wood effect flooring, ceiling spotlights, opening into

#### Dining Area

10'2" x 8'3"

Double glazed French doors to the rear, radiator,

#### Kitchen/ Dining Area

17'4" x 10'2"

Double glazed window, double glazed French doors with matching side panels to the rear, double glazed door to the side, range of modern wall, drawer and base units with work surface over, stainless steel 1.5 sink unit with mixer tap over, built in electric oven and hob with cooker hood over, plumbing for washing machine, spaces for American style fridge/freezer, table and chairs, breakfast bar with units under, part tiled walls, wood effect flooring, radiator.

### First Floor Landing

Double glazed window to the side, radiator, access to part boarded loft space with ladder and insulation, doors into

#### Bedroom One

12'11" x 9'3"

Double glazed window to the front with distant views, radiator.

#### Bedroom Two

10'10" x 9'3"

Double glazed window to the rear, radiator.

#### Bedroom Three

8'10" - 5'4" x 7'7" max

Double glazed window to the front with distant views, built in cupboard, radiator.

#### Bathroom

8'1" x 7'7"

Double glazed window to the rear, white suite comprising, panelled bath with rain shower over, vanity wash hand basin with mixer tap and drawers under, WC, part tiled walls, heated towel rail, ceiling spotlights, extractor fan, cupboard housing Worcester gas boiler and shelving.

### Outside

The front garden is laid to lawn with steps and pathway to front door and gated side access leading to the rear garden.

The enclosed southerly facing rear garden laid to patio with steps leading up to a lawned area with mature shrub and plant rockery area, small barked play area, outside tap, gated access leading to the rear,

### Garage & Parking

There is a detached single garage with up and over door, light and power and parking space to the side.

### Agents Note

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# 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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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