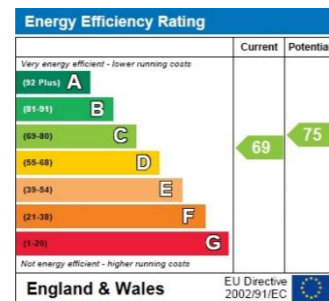


**Approximate Gross Internal Area 1017 sq ft - 95 sq m  
(Excluding Outbuilding)**

Ground Floor Area 546 sq ft – 51 sq m  
First Floor Area 471 sq ft – 44 sq m  
Outbuilding Area 239 sq ft – 22 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

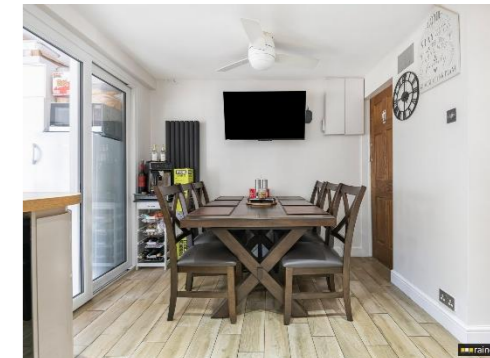
**Guide Price £475,000**



# Robins Way

Exceptional and rare Three bedroom home with parking for numerous vehicles including a dedicated car port, modern conservatory, insulated outhouse and recent improvements including a new boiler and updated kitchen. Excellent condition, ideal for families or investors seeking something special.

- Driveway providing off street parking for numerous vehicles
- Dedicated Car Port With Brick Built Storage Area
- Insulated Outhouse Built In 2016
- Multi Level Garden & Patio Refurbished In 2025
- High End Kitchen Installed In 2016
- New Boiler Installed In 2022
- Recent External Upgrades Including Partial Roof Replacement This Year
- Boiling Water Tap In Kitchen
- Dedicated Fuse Boxes For Outhouse and Car Port Storage Area
- Turn Key Condition Throughout





## Entrance Porch

Tiled floor, radiator, double glazed windows to the front and side, and door leading through to the lounge.

## Lounge

Wood laminate flooring, two vertical radiators, double glazed window to the front, new electric fireplace, stairs rising to the first floor, storage cupboard, door to the kitchen and Hive thermostat control.

## Kitchen

Tiled flooring, base and eye level units with wooden counter tops, large double glazed window to the rear, wall mounted double oven, six ring gas hob with extractor over, sink with boiling water tap, drainer and rinsing bowl. Space for slim line dishwasher and American style fridge / freezer. Boiler cupboard, two storage cupboards, vertical radiator, tiled splash backs with hardened glass panel behind the hob. Sliding door to the conservatory and door to the downstairs WC.

## Conservatory

Tiled floor, double glazed windows to the rear and side, French doors opening onto the patio, standard pitched roof and space for a washing machine.

## Downstairs WC

Tiled floor, wall mounted concealed cistern WC, extractor fan, wall mounted vanity sink with tiled splash back, double glazed window to the side and heated towel rail.

## First Floor Landing

Carpeted stairs and landing with glass screen banister, double glazed window to the side, fire retardant loft hatch installed in 2025. Doors to all bedrooms and the family bathroom.

## Family Bathroom

Fully tiled floor and walls, two opaque double glazed windows to the front, pedestal sink with mixer tap, low level WC, tiled and panelled bath with shower attachment and screen, extractor fan and vertical radiator.

## Bedroom One

Carpeted throughout with radiator and double glazed window to the front.

## Bedroom Two

Carpeted with radiator, double glazed window to the rear, airing cupboard and integrated wardrobe.

## Bedroom Three

Carpeted with radiator and double glazed window to the rear.

## Driveway

Very large stone paved driveway with space for up to eight vehicles, outdoor lighting, tall hedges providing privacy, gated access to the car port.

## Car Port

Built in 2023, offering space for two vehicles with gated access to the garden. Includes a small electric up and over door to the brick built storage area and lighting.

## Garden

Shaded patio seating area with steps leading to an upper sunny seating patio and further steps to the upper grass lawn. Access to metal storage shed and outhouse. Tall fences for privacy together with electric and water points.

## Outhouse

Built in 2016 and fully insulated, this versatile space has been used as a home studio, office, bedroom or gym. Features a window overlooking the garden, radiator and door through to the WC.

## Outhouse WC

Laminate flooring, wall mounted concealed cistern WC, wall mounted sink with mixer taps, fuse box and extractor fan.

## Further Details

The property is Freehold  
Council Tax Band - Band C

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**