



29 Robinia Walk, Bristol, BS14 0SH

£299,950

Situated on Robinia Walk, this three bed family home is ready for its next chapter!

You are welcomed into this property via the porch, a perfect area for leaving shoes and coats when escaping the wintery weather into this warm home. To the ground floor is the expansive living space that stretches the full length of the house. The current owners have modernised this space during their ownership and have even created a little bedroom for their furry friend. The kitchen has also been recently refreshed with plenty of additional storage and workspace for preparing meals, a window to the rear gives a view of the rear garden, accessible via French doors at the end of the open living space.

Upstairs we find three bedrooms, two of which are good size doubles with useful built in storage. The third bedroom is currently set up as a home office but could be a nursery, gaming or play room. Completing the first floor is the four piece bathroom, benefitting both a bath and stand alone shower, this space is tiled throughout and lends itself perfectly to the needs of family life.

Externally this property offers plenty too, with a green lawn to the front, this section of Robinia Walk is pedestrianised creating further safe space for children/pets to explore, the rear garden offers low maintenance living with the space split into two main sections, a paved area perfect for hosting BBQ's for friends and family, the rest being laid with artificial lawn.

Further to the rear is an access gate leading to the garage en bloc. This area also offers two spaces for parking a car which is of incredible use in a popular area for growing families.

- Three Bed Home
- Garage
- Two Parking Spaces
- Tenure - Freehold
- Four Piece Bath/Shower Room
- Front and Rear Garden
- EPC - C
- Popular Family Location

Living Room 14'3" x 13'9" (4.36 x 4.2)

Dining Room 11'9" x 6'9" (3.6 x 2.06)

Kitchen 11'9" x 7'4" (3.6 x 2.25)

Bedroom One 11'5" x 8'5" (3.5 x 2.57)

Bedroom Two 10'1" x 8'2" (3.08 x 2.5)

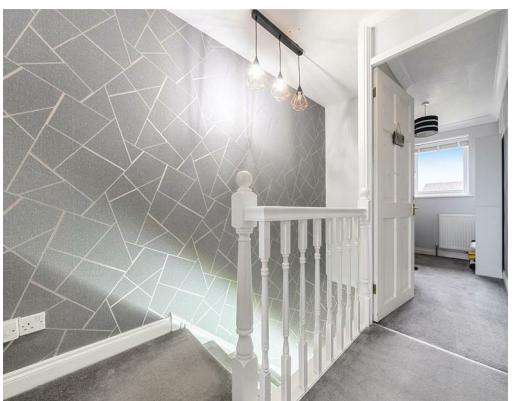
Bedroom Three 10'1" x 5'10" (3.08 x 1.78)

Bathroom 8'10" x 5'10" (2.7 x 1.78)

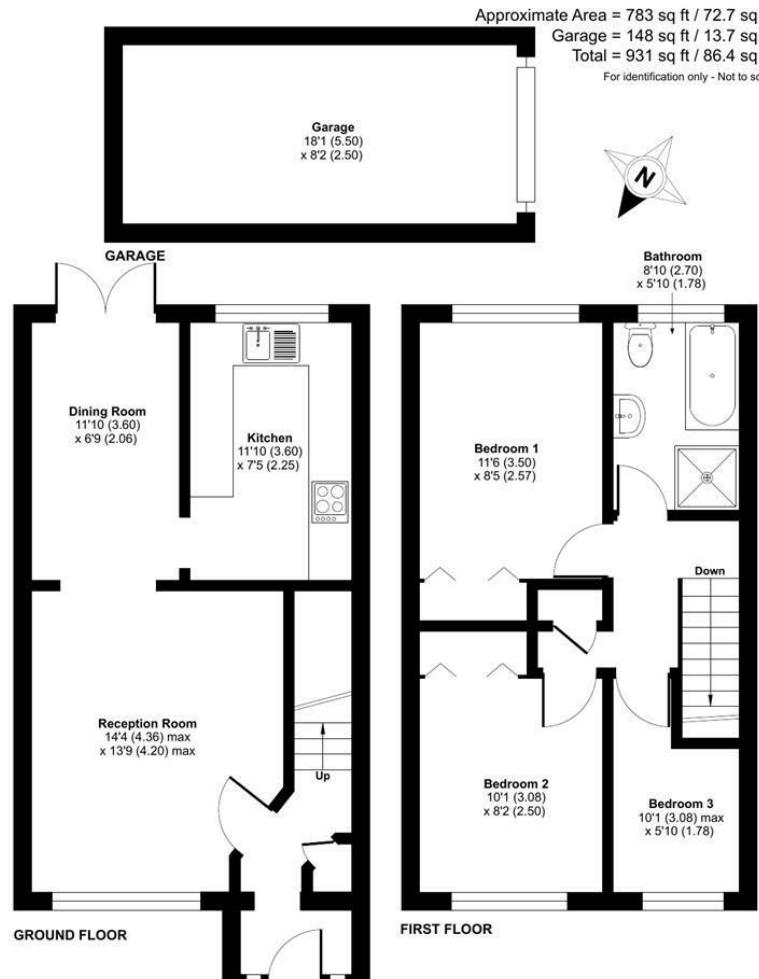
Garage 18'0" x 8'2" (5.5 x 2.5)

Two Parking Spaces





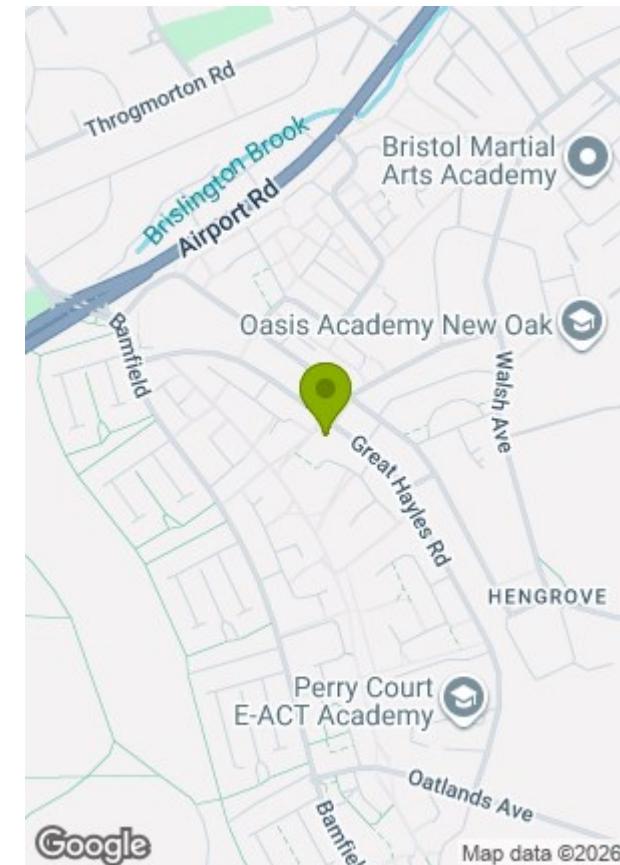
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		72	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			