



# 11 Fox Avenue

Yatton, Bristol

Situated in a popular cul-de-sac on Fox Avenue, Yatton, this modern three-bedroom mid-terrace home offers stylish and well-presented accommodation throughout. Benefitting from an open-plan living space, a contemporary fitted kitchen with integrated appliances, a principal bedroom with en-suite, enclosed rear garden, and off-street parking for two vehicles, this energy-efficient home is ideal for first-time buyers, families, or those looking to downsize.

Council Tax band: C

EPC: A

Tenure: Freehold

All Mains Services & Solar Panels

- Approximately 879 sq. ft. of accommodation
- Modern three-bedroom mid-terrace home
- Situated in a desirable cul-de-sac location
- Spacious open-plan living and dining area
- Contemporary fitted kitchen with integrated appliances
- Principal bedroom with en-suite shower room
- Two further well-proportioned bedrooms
- Modern family bathroom and ground floor cloakroom
- Enclosed rear garden with patio and lawn
- Off-street parking for two vehicles







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The property is entered via a welcoming entrance hall, setting the tone for the well-presented accommodation throughout. From here, there is access to a convenient ground floor cloakroom/WC, together with a staircase rising to the first floor. To the rear of the property, the home opens into a spacious open-plan living and dining area, providing a bright and sociable space perfectly suited to both everyday family life and entertaining guests. French doors allow natural light to flood the room and open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces. A useful under-stairs storage cupboard provides additional practicality.

The kitchen is thoughtfully designed with a range of contemporary high-gloss wall and base units complemented by wood-effect work surfaces. Integrated appliances, including an electric oven, create a sleek and functional environment, while the open-plan layout ensures the cook remains connected to family and guests.

On the first floor, the principal bedroom enjoys the added benefit of a fitted floor-to-ceiling mirrored wardrobe and a modern en-suite shower room. Two further bedrooms provide versatile accommodation and could equally serve as children's rooms, guest bedrooms, or a home office. Completing the accommodation is a contemporary family bathroom, fitted with a white suite comprising a bath with shower over, wash hand basin, and WC.



## Garden

The enclosed rear garden provides a private and secure outdoor space, ideal for both families and those who enjoy spending time outdoors. Immediately adjoining the property is a patio seating area, creating the perfect spot for al fresco dining, entertaining guests, or simply relaxing during the warmer months. Beyond the patio, a pathway leads through the garden to the rear access gate, while a well-maintained lawn offers ample space for children to play or for keen gardeners to personalise and enjoy.

The garden is further enhanced by flower borders, adding seasonal colour and interest throughout the year, together with a useful garden shed providing valuable external storage. Designed to be both practical and easy to maintain, the garden offers an excellent extension of the living accommodation and a pleasant setting for everyday enjoyment.

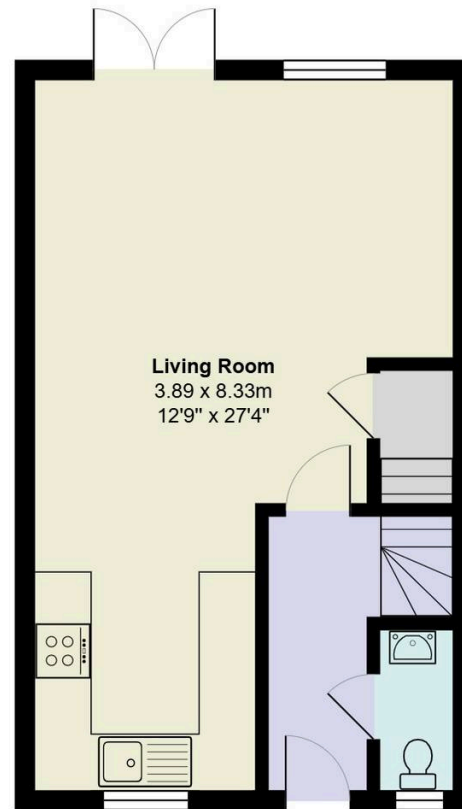
## Location

Fox Avenue is located within the thriving village of Yatton, a well-connected North Somerset community approximately 11 miles south-west of Bristol. Renowned for its strong village atmosphere and excellent amenities, Yatton benefits from a mainline railway station offering direct links to Bristol Temple Meads, London, and the South West. A range of shops, schools, cafés, and recreational facilities are all within easy reach, making it a highly desirable location for commuters and families alike.

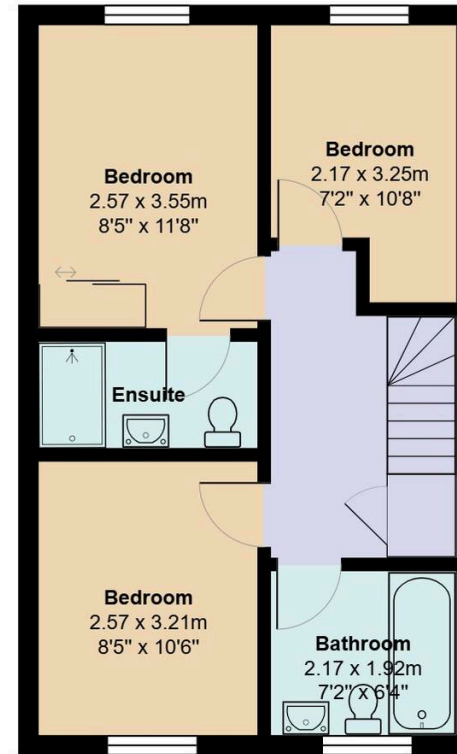


Fox Avenue, Yatton, BS49

Total Area: 81.6 m<sup>2</sup> ... 879 ft<sup>2</sup>



Ground Floor



First Floor

**Robin King**

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • [post@robin-king.com](mailto:post@robin-king.com) • [www.robin-king.com/](http://www.robin-king.com/)

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