



Robin King | Estate Agents

6 Blackcap Avenue, Yatton - BS49 4FL

Guide Price **£550,000**

6 Blackcap Avenue

Yatton, Bristol

An immaculately presented 4/5 bedroom detached house tucked away on the outskirts of Yatton, with a garage, off street parking, private landscaped garden and easy access to Bristol and beyond

Council Tax band: F

Tenure: Freehold

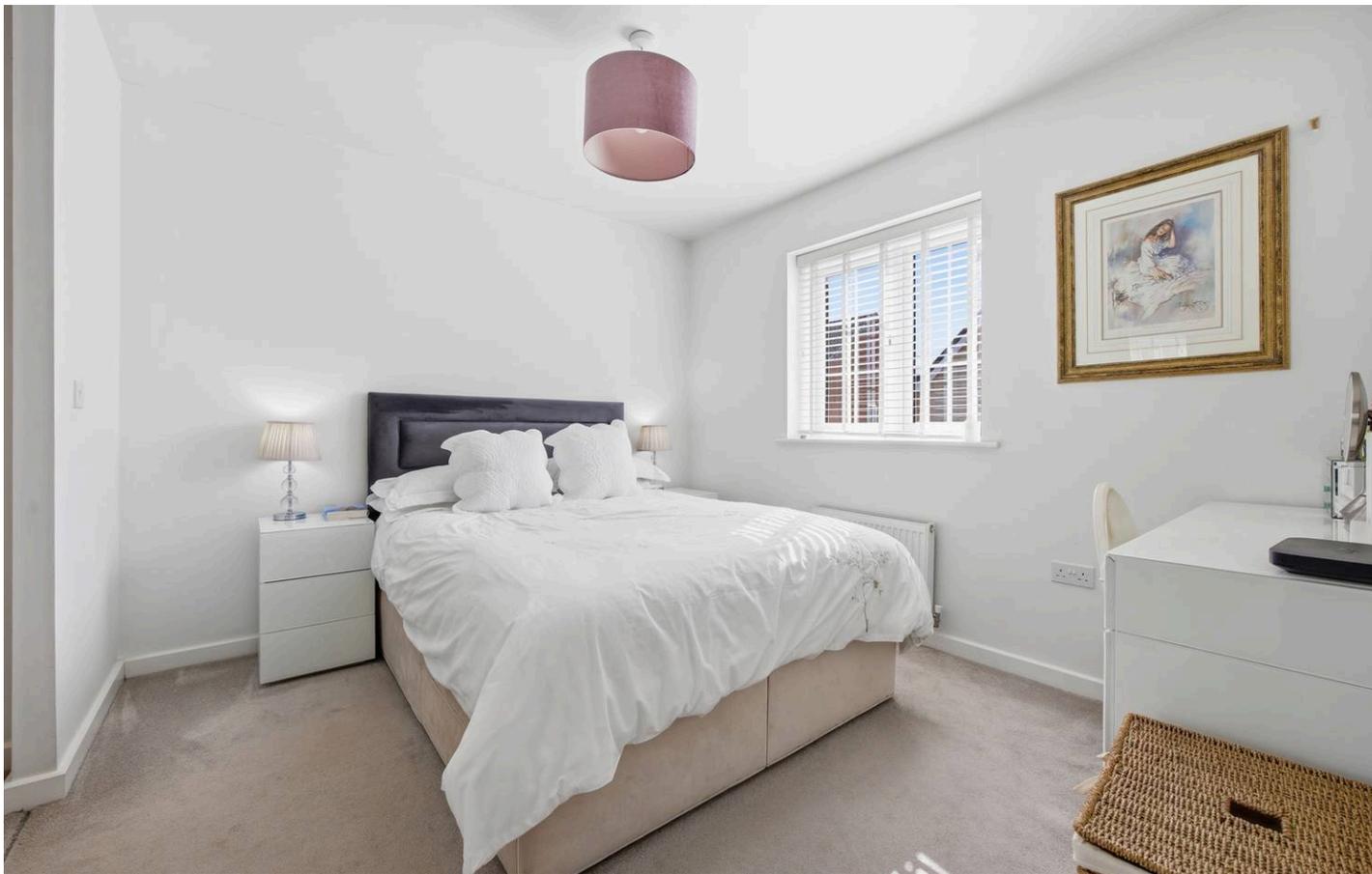
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Approx 1,890 sq ft (inc. garage) of flexible accommodation
- Four/Five bedroom detached family home
- Three bathrooms, including two en-suites
- Open-plan kitchen / dining / family room
- Contemporary living spaces throughout
- Separate study / home office and utility room
- Private rear garden with lawn and patio
- Heated garden room with fitted units and sink
- Detached garage and driveway with multiple parking spaces
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







6 Blackcap Avenue

Yatton, Bristol

Blackcap Avenue is a beautifully presented four/five bedroom contemporary family home, built by Bloor in 2018 and located in the popular village of Yatton. Offering approximately 1,670 sq ft of well-planned accommodation, the property is positioned within a quiet cul-de-sac and benefits from a driveway providing multiple off-road parking spaces. A standout feature of the home is the impressive open-plan kitchen/diner. In addition, the property benefits from a large garage with a fully insulated and fitted garden room to the rear, complete with worktop units, sink and electric heating, ideal for an additional home office, studio or additional utility space. Altogether, the property offers a handful of practical features, very ideally suited for families.

The front door opens into a welcoming entrance hallway, featuring a useful storage cupboard for coats and shoes. To the front of the property is a generously proportioned sitting room, filled with natural light and centred around an electric fireplace. To the rear lies the heart of the home – an impressive open-plan kitchen, dining and family space. The contemporary kitchen is fitted with modern units, a central island/breakfast bar, and generous worktop space, along with integrated appliances including a fridge, induction hob with ceiling-mounted extractor and double oven. Adjoining the kitchen is a separate utility room that provides additional worktop space and room for laundry appliances. This space flows into the dining area and continues into a second reception with a vaulted ceiling and French doors opening onto the patio. Competing on the ground floor is a cloakroom WC.



Upstairs, the accommodation is arranged around a bright central landing with its own window, allowing for excellent natural light, along with a large airing cupboard housing the hot water cylinder and providing additional linen storage. The property offers four well-proportioned double bedrooms, none of which are compromised in size. The principal bedroom is positioned to the front and features a dedicated dressing area with floor-to-ceiling fitted wardrobes with sliding frosted glass doors, along with a modern en-suite shower room comprising a three-piece suite including a large walk-in shower. The second bedroom, located to the rear, is equally impressive and benefits from built-in storage, its own en-suite and a dual aspect allowing for an abundance of natural light. Bedrooms three and four are both spacious doubles offering flexibility for a range of uses; bedroom three also benefits from a dual aspect, fitted storage and a built-in desk, while bedroom four provides further generous space for additional furniture. The family bathroom is fitted with a panelled bath with shower attachment, wash basin and WC, complemented by neutral tiling, a large wall mirror and a window providing natural light and ventilation.

Externally, the property enjoys a well-maintained and fully enclosed rear garden, mainly laid to lawn and complemented by a generous paved patio. The garden offers a pleasant and private outdoor space with mature planting and convenient access to the garage and garden room.

The Chestnut Park development is situated in Yatton's North End, where there is a cluster of Bloor, recently built houses. The location is within walking distance of a well-regarded primary school, local parks, Sainsbury's and Yatton train station. The village is well connected, offering convenient access to the M5 and surrounding North Somerset villages. The train provides direct services to Parson Street, Bedminster and Bristol Temple Meads. Yatton's high street also offers a variety of independent shops, cafés, a bakery, convenience stores and essential amenities.

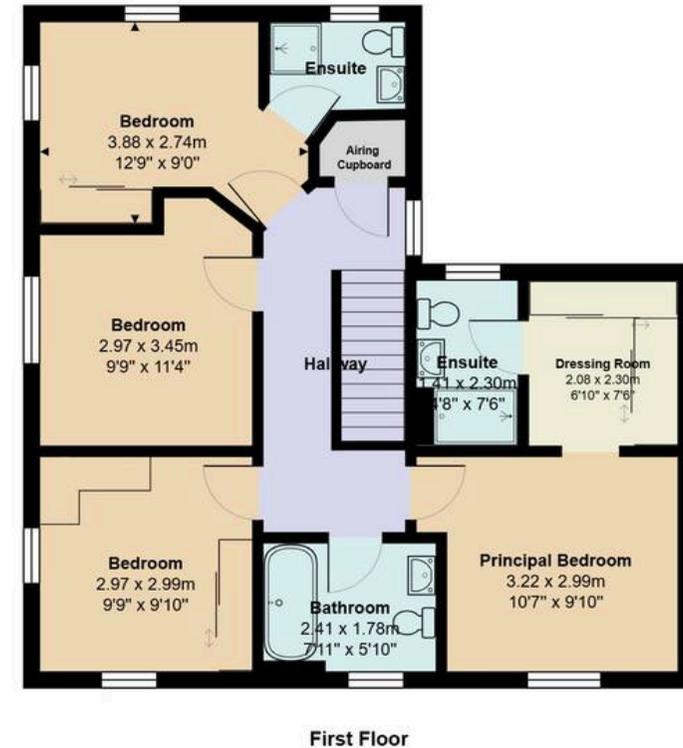




Blackcap Avenue, Yatton, BS49

Approximate Gross Internal Area 154.9 sq m / 1667 sq ft
(excluding garage)

Total Area 175.6 sq m / 1890 sq ft



Robin King

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

01934 876226 • post@robin-king.com • www.robin-king.com/

Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.