



**Fabian Drive, Stoke Gifford Bristol BS34 8XL**

**welcome to**

## **Fabian Drive, Stoke Gifford Bristol**

Located within a cul-de-sac of Fabian Drive, this is a spacious four bedroom detached family home, large rear garden, detached garage. The property benefits from spacious rooms, open plan fitted kitchen/diner, perfectly located for local shops and amenities.

### **Entrance Hall**

Double glazed door to side, stairs leading to the first floor, radiator, understairs storage.

### **Lounge**

18' 8" x 13' 10" into bay ( 5.69m x 4.22m into bay )  
Double glazed bay window to front, double glazed window to front, featured fireplace, radiator, carpeted flooring, TV point.

### **Cloakroom**

Double glazed obscured window to side, low level WC, vanity unit with inset hand wash basin, part tiled walls, heated towel rail.

### **Kitchen/ Dining Room**

18' 7" x 12' 9" max ( 5.66m x 3.89m max )  
Double glazed window to rear, double glazed French doors to rear, a range of wall and base units with work surfaces over, built in oven and gas hob, extractor hood over, space for fridge/freezer, space and plumbing for dishwasher and washing machine, inset one and half stainless steel sink drainer with mixer tap over, tiled splashbacks, radiator, boiler.

### **Landing**

Stairs leading to ground floor, storage cupboard, loft access which is boarded with ladder and light.

### **Bedroom One**

11' 1" x 9' 1" ( 3.38m x 2.77m )  
Double glazed window to side, built in wardrobes, radiator, carpeted flooring.

### **Ensuite**

Double glazed obscured window to rear, low level WC, shower cubicle with part tiled walls, hand wash basin, radiator.

### **Bedroom Two**

9' 9" x 9' 6" ( 2.97m x 2.90m )  
Double glazed window to side, built in wardrobes, radiator, carpeted flooring.

### **Bedroom Three**

8' 9" x 7' 1" ( 2.67m x 2.16m )  
Double glazed window to side, fitted wardrobes, radiator, carpeted flooring.

### **Bedroom Four**

9' 9" x 7' 1" ( 2.97m x 2.16m )  
Double glazed window to side, radiator, carpeted flooring.

### **Bathroom**

Double glazed obscured window to rear, panelled bath with shower over, low level WC, hand wash basin, radiator, part tiled walls.

### **Front Garden**

Open plan front garden, with grass laid to lawn, shrub's and bushes, driveway leading to detached garage.

### **Rear Garden**

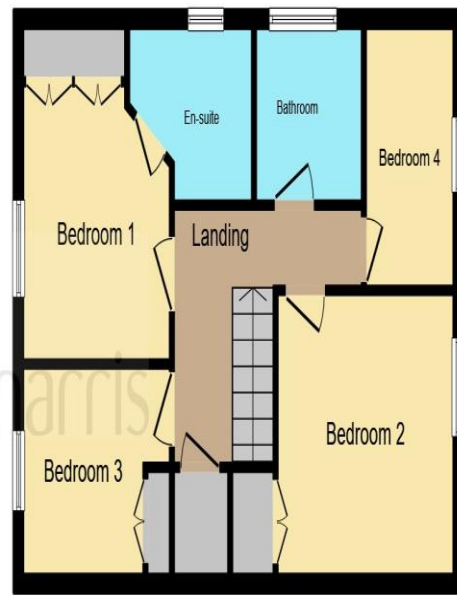
Enclosed by boundary walls and fencing, side access to the front, two paved patio areas, mainly grass lawn, with shrubs and bushes.

### **Detached Garage**

Detached garage, electric roller door, power and light.



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Fabian Drive,**  
**Stoke Gifford Bristol**

- DETACHED HOUSE
- FOUR BEDROOMS
- FRONT AND REAR GARDENS
- EXCELLENT LOCATION FOR PARKWAY TRAIN STATION
- CUL-DE-SAC LOCATION

Tenure: Freehold EPC Rating: D

**£515,000**



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Property Ref:  
STG109003 - 0004

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