



Fabian Drive, Stoke Gifford Bristol BS34 8XN

welcome to

Fabian Drive, Stoke Gifford Bristol

This four bedroom home presented to the highest standard occupies a desirable position with Stoke Gifford. The property sits within a particularly spacious plot with fully landscaped 'grounds' to front, side and rear including rear access and a noteworthy detached garage.

Fabian Drive Entrance

The attractive entrance via paved walkway to the side aspect is complete with feature stained glass double glazed door. This space leads into the well presented hallway.

Hallway

13' 5" max x 6' 5" max (4.09m max x 1.96m max)
The spacious hallway instantly accentuates the feeling of size and space found throughout. This area is presented to a high standard with the kitchen-diner just off to the right hand side and cloakroom, understairs storage and living room just beyond.

Living Room

18' 8" max x 13' 9" max (5.69m max x 4.19m max)
This glorious room benefits from a very pleasant outlook to the front aspect and capitalises on a bay window alongside secondary window to the side. The comfortable space is finished with luxury carpet, coving, twin pendants and features bathstone fireplace.

Kitchen-Diner

18' 7" max x 12' 9" max (5.66m max x 3.89m max)
The open-plan kitchen-diner is intelligently divided with open-section cabinetry. This makes for a sociable space with outlook into the garden from both the windows and through the sun-room. The space easily accommodates a fully equipped kitchen with great storage and (again) spacious dining 'room'. The dining areas leads directly into the sun room via glazed sliding doors.

Cloakroom WC

5' 3" max x 3' 1" max (1.60m max x 0.94m max)
Leading away from the main hall. Finished to the

highest standard with window to the side aspect. To include modern grey wood effect flooring, integrated WC and basin over cabinet.

Under Stairs Cupboard

6' max x 2' 9" max (1.83m max x 0.84m max)
Useful Storage. Easily accessible.

Sun-Room / Conservatory

12' max x 9' 9" max (3.66m max x 2.97m max)
Fully integrated space leading directly into the garden. Complete with heating, power and lighting. A perfect further reception space.

Stairs Leading Upwards

Well presented staircase with painted banister and spindles leads upwards,

Landing

10' 8" max x 8' 7" max (3.25m max x 2.62m max)
Well presented auditorium style space leading to all rooms. Boiler/airing cupboard and loft access available here.

Bedroom One

9' 9" max x 9' 7" max (2.97m max x 2.92m max)
The primary bedroom with ensuite is afforded pleasant and far reaching view out over the garden. Finished to a high standard with double built-in wardrobes.

Ensuite

7' 10" max x 5' 6" max (2.39m max x 1.68m max)
Highly stylish ensuite with cubicle shower, WC, floating basin over cabinet and heated towel rail. Window to the side aspect.

Bedroom Two

11' 5" max x 9' 7" max (3.48m max x 2.92m max)

Equally well presented space offering great proportions. Bedroom 2 has a pleasant view to the front aspect and is currently used as a spare room / further lounging space. Includes built-in storage.

Bedroom Three

10' 7" max x 7' 1" max (3.23m max x 2.16m max)
Again to the front aspect. Well proportioned and currently used as a spacious home office. Includes built-in storage.

Bedroom Four

9' 10" max x 6' 11" max (3.00m max x 2.11m max)
Last but not least is bedroom four. Again beautifully presented offering tremendous flexibility. Currently also used as a home office space. Includes built-in storage.

Exterior Garage

18' 5" max x 9' 4" max (5.61m max x 2.84m max)
Very well proportioned garage with up-and-over doors. There is already a side door which leads directly into and out of the garden. Potential to re-purpose here.

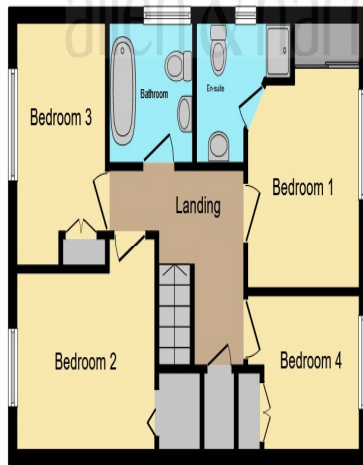
Garden

Very well maintained garden space to the front and side with lawn, mature hedgerow and herbaceous borders. To the rear side and corner is superb block paving with well positioned plants and herbaceous borders. A pergola sits to one corner adding to the 'entertaining' credentials.

Double gates lead into and out of the property to the rear side.



Ground Floor



First Floor

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welcome to
Fabian Drive,
Stoke Gifford Bristol

- Superb Four Bedroom Detached House
- Particularly Spacious Plot with Detached Garage - Fully Landscaped - Front and Rear Gardens
- Gated Access to Rear - Block Paved Space for Entertaining and/or Vehicles
- Integral Sun-Room Extension with Direct Garden Access
- Open-Plan Kitchen-Diner / Garden Pergola / Front and Rear Gardens

Tenure: Freehold EPC Rating: C



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Property Ref:
STG109621 - 0006

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