

3 Bedroom Detached for Sale - £500,000

Fabian Drive, Stoke Gifford, Bristol, BS34 8XL



KEY FEATURES

- Three Bed Detached
- Conservatory
- Garage
- Ensuite
- Recently Redecorated
- Downstairs WC
- Driveway with ample parking
- Council Tax Band D
- No onward chain

Description

We are delighted to present this attractive three-bedroom detached home, ideally located on Fabian Drive. Offered to the market with no onward chain, this property boasts a range of desirable features including a garage, off-road parking for multiple vehicles, and a beautifully maintained rear garden; making it a fantastic opportunity not to be missed.

Upon entering the property, you are welcomed by a traditional entrance hallway, complete with a convenient downstairs WC. To the left, you'll find a spacious and inviting lounge featuring a charming gas fire, perfect for relaxing evenings. The lounge flows seamlessly into a second reception room, which benefits from patio doors opening into a bright conservatory; an ideal space for entertaining or enjoying views of the garden year-round.

Straight ahead from the hallway is the generously sized kitchen diner, offering ample worktop and cupboard space to suit all your culinary needs. A full glass panel door provides direct access to the rear garden, which has been thoughtfully designed with both a paved patio area and a lawn; perfect for outdoor dining and family enjoyment.

Upstairs, the property offers three well-proportioned bedrooms, including a main bedroom with its own ensuite. A modern, recently renovated family bathroom completes the first floor.

Externally, the property continues to impress. The front features a spacious lawned garden alongside a private driveway with ample parking and access to the garage. To the rear, you'll find a secure and enclosed garden with multiple access points, including from the conservatory, kitchen diner, and side of the property.

Early viewing is highly recommended; contact us today to arrange yours.

Location

The property boasts a lovely position in the cul-de-sac, within close proximity to nature walks and Mead Park. The home is close to local amenities and reputable schools such as St Michael's Primary and Abbeywood Community School.

The location offers excellent transportation links where you can find a Metro Bus Stop, Bristol Parkway Station, Stoke Gifford bypass offering easy access to the M32 and the M4/M5 interchange. Large employers and amenities are in the surrounding area such as MoD, Aviva, uwe and



Abbeywood Retail Park.

Verified Material Information

Council Tax Band: D
Tenure: Freehold
Property Type: House
Construction:
EPC Rating:

Utilities & Services

Electricity Supply:
Solar Panels:
Other Electricity Sources:
Water Supply:
Sewerage:
Heating:
Heating Features:
Connectivity
Broadband:
Mobile Coverage:

External

Parking: Driveway
Restrictions & Risks
Building Safety Issues:
Listed Building:
Conservation Area:
Tree Preservation Orders:
Public Right of Way:

Flood & Environmental

Long-Term Flood Risk:
Historical Flooding:
Flood Defences:
Coastal Erosion Risk:
Other Considerations
Planning Permission Issues:
Accessibility / Adaptations:
Coal Mining Area:

Ground Floor

Entrance Hall - UPVC door to front with frosted aspect.
Rad. Cupboard.

Cloakroom - UPVC frosted aspect to front. WC & vanity
sink unit. Partly tiled. Rad.



Kitchen Diner - UPVC aspect to rear. Wall and base units with space for fridge, dishwasher and washing machine. Sink with mixer tap and drainer. Eye level oven, hob and extractor. Boiler. Tiled splashback surround. UPVC door to rear with aspect. Rad.

Lounge Diner - UPVC bay aspect to front. Rad. Sliding doors with aspect to rear. Rad. Fireplace.

Conservatory - UPVC aspect to rear and side. UPVC doors to side. Rad.

First Floor

Landing - Access to loft. Cupboard.

Master Bedroom - UPVC aspect to front. Rad. Built in wardrobes x2.

En-suite - UPVC frosted aspect to front. WC, vanity sink unit and shower cubicle. Fully tiled. Heated towel rad.

Second Bedroom - UPVC aspect to rear. Rad. Built in wardrobe.

Third Bedroom - UPVC aspect to rear. Rad. Built in wardrobe.

Bathroom - UPVC frosted aspect to side. WC, vanity sink unit and bath with shower over. Heated towel rad. Fully tiled.

Exterior

Rear Garden - Mainly laid to lawn. Paved seating area. Decorative pebbled area. Access to side. Enclosed by fence panels.

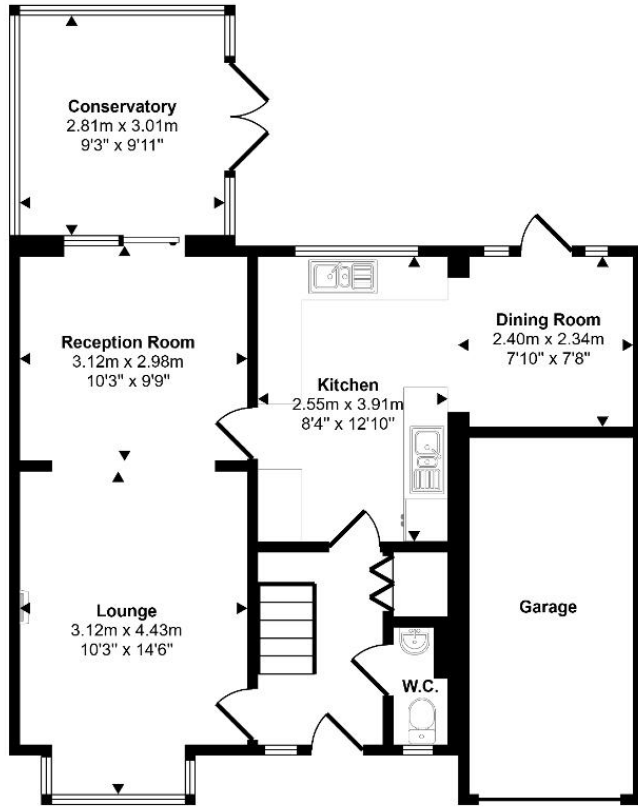
Front Garden - Mainly laid to lawn. Mature tree and shrubbery. Block paved driveway.

Garage - Up & over door.

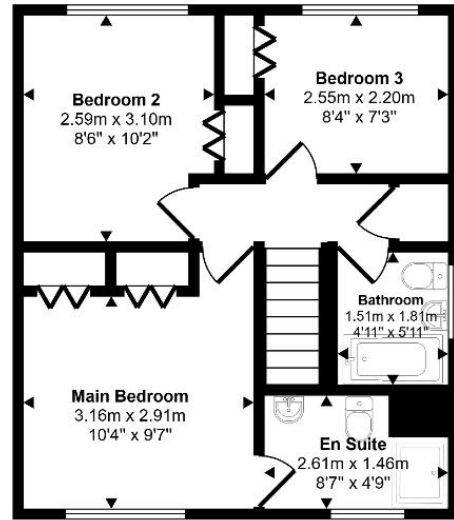




Approx Gross Internal Area
109 sq m / 1168 sq ft



Ground Floor
Approx 69 sq m / 742 sq ft



First Floor
Approx 40 sq m / 426 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.