



39 Merlin Crescent, Wotton-Under-Edge GL12 8EW

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Found in the popular village of Charfield, this substantial detached family home, with open views to the front, offers generous living accommodation for the growing family. On entering the property you are met by a light and airy hallway which in turn leads to the lounge, study, downstairs cloakroom and good size kitchen/breakfast/family room with access to the garden and utility room. The first floor comprises, a landing area leading to four bedrooms, two having en-suite facilities and further family bathroom. Outside the property has an enclosed private rear garden with raised decked pergola seating area. To the front of the property you will find the double garage with driveway parking for several cars. The property also has the remainder of the NHBC Warranty.

The village of Charfield is within easy reach of countryside walks, the M5 Junction being found approximately three miles away offering access to the cities of Bristol, Cheltenham and Gloucester. Mainline railway stations can be found at Bristol Parkway and Stroud, all a convenient drive. Discussions to re-open the Charfield Station are in progress with details available to view on-line. Charfield has an excellent primary school, local shop and post office, garage and two public houses, one a short stroll away from the property. Katharine Lady Berkeley Secondary School can be found close by, nestled between Charfield, Kingswood and Wotton under Edge.

Asking Price £535,000





Ground Floor Accommodation

Entrance Hallway

Door with glazed side panel, stairs to first floor with under-stairs cupboard, radiator, Amtico flooring, doors to;

Lounge

Window to front aspect with open views, radiator.

Study

Window to front aspect with open views, Amtico flooring, radiator.

Cloakroom

Pedestal wash hand basin, wc, part tiled walls, radiator.

Kitchen/Breakfast Room

French doors to rear garden, two windows to rear aspect, range of wall and base units with work-surfaces and up-stands, one and a half bowl sink unit with mixer tap, double oven, gas hob with extractor fan, Amtico flooring, radiator, integral fridge/freezer and dishwasher, further radiator, space for fridge/freezer, door to;

Utility Room

Door to side passage, Amtico flooring, work-surfaces with stainless steel sink unit and mixer tap, space for washing machine and tumble dryer, cupboard housing Ideal boiler, radiator.

First Floor Accommodation

Landing Area

Access to loft space with ladder, light and boarding, airing cupboard, further over-stairs storage area, doors to;

Bedroom

Window to front aspect with open views, radiator, fitted wardrobes, door to;

En-Suite

Skylight window, wc, pedestal wash hand basin, good size shower cubicle, chrome heated towel rail, part tiled walls, tiled flooring.

Bedroom

Window to rear aspect, radiator, door to;



En-Suite

Window to side aspect, good size shower cubicle, pedestal wash hand basin, wc, part tiled walls, tiled flooring, chrome heated towel rail.

Bathroom

Window to rear aspect, pedestal wash hand basin, wc, bath, part tiled walls, tiled flooring, chrome heated towel rail.

Bedroom

Window to rear aspect, radiator.

Bedroom

Window to front aspect with open views, radiator.

Outside

Front Garden

With shingle area with path to front door.

Rear Garden

A private rear garden with generous patio area, raised decked area with

pergola, raised sleeper borders, enclosed by brick walling with gate leading to the double garage.

Double Garage

Driveway parking for several vehicles leads to the double garage with two metal up and over doors, power and light, over-head storage, personal door to garden.

Agents Notes

Please Note; There is an estate management charge. Please enquire with agents.



- Substantial Detached Family Home
- Open Views to the Front
- **DOUBLE GARAGE**
- Lounge and Study
- Generous Kitchen/Breakfast Room and Utility Room
- Four Bedrooms, Two En-Suites
- Bathroom
- Driveway Parking for Several Cars
- Private Rear Garden

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

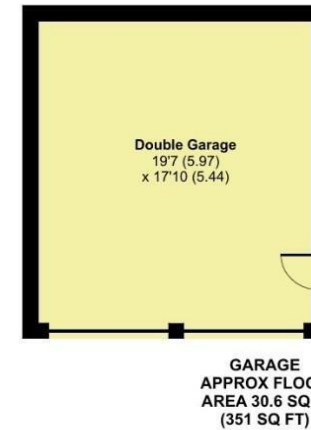
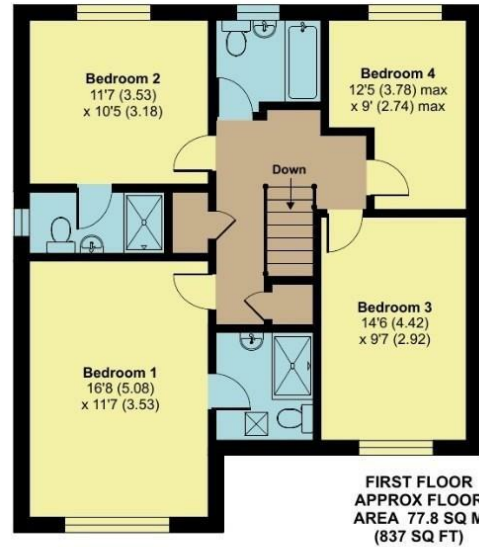
Merlin Crescent, GL12

Approximate Area = 1674 sq ft / 155.5 sq m

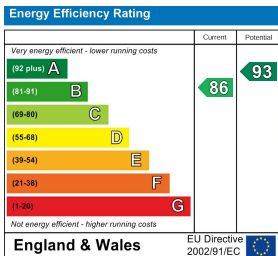
Garage = 351 sq ft / 32.6 sq m

Total = 2025 sq ft / 188.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters Property Group. REF: 1097284



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley - 01453 542 395 <https://www.hunters.com>

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