



ASKING PRICE
£535,000
Merlin Crescent
Charfield, GL12 8EW

PROPERTY SUMMARY

This well presented four bedroom detached family home offers a blend of modern living and convenience, making it an ideal choice for families. Upon entering, you are greeted by a welcoming hallway that leads to a spacious living room, perfect for relaxing and entertaining. For those needing a dedicated workspace, the property includes a well proportioned study. The heart of the home is the kitchen/diner/breakfast room, featuring integral appliances and elegant French doors that open to the private rear garden, creating a seamless indoor-outdoor living experience. A convenient downstairs cloakroom and a utility room add to the functionality of the ground floor.

Upstairs, the home boasts four generously sized bedrooms, ensuring ample space for family members or guests. Two of the bedrooms feature en-suite shower rooms, while the remaining bedrooms share a well appointed family bathroom.

The property includes a double garage and a driveway with parking for multiple vehicles, providing plenty of parking and storage solutions. The garage has double doors and the potential of converting into additional living accommodation (STPP). The low maintenance rear garden is designed for easy care and maximum enjoyment, featuring a patio and decking area, perfect for outdoor dining and relaxation.

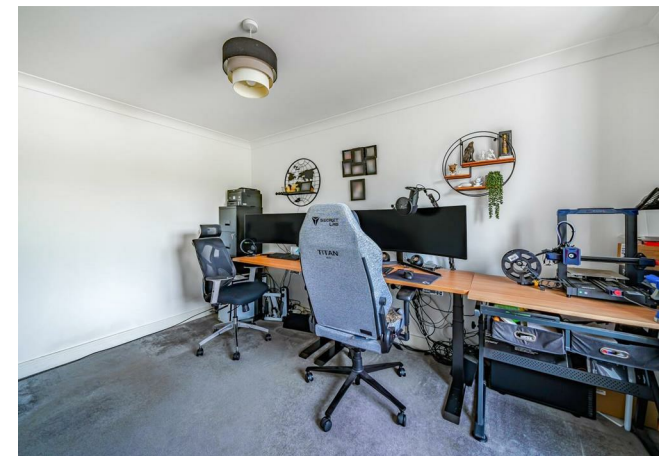
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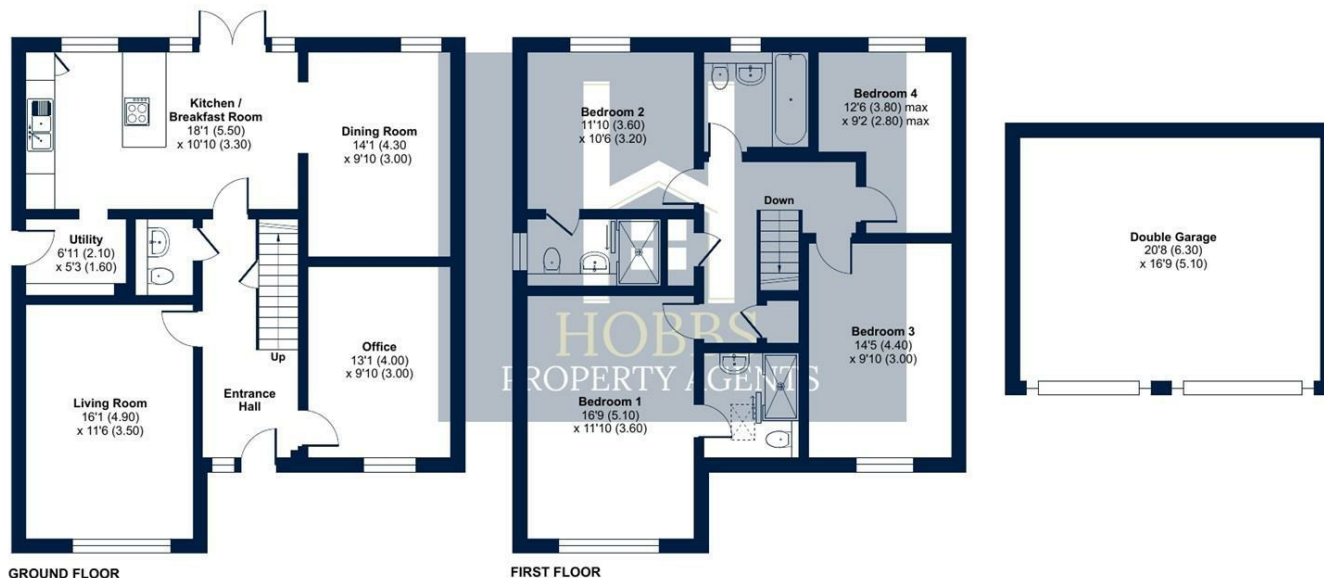
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Merlin Crescent, GL12

Approximate Area = 1756 sq ft / 163.1 sq m

Garage = 346 sq ft / 32.1 sq m

Total = 2102 sq ft / 195.3 sq m

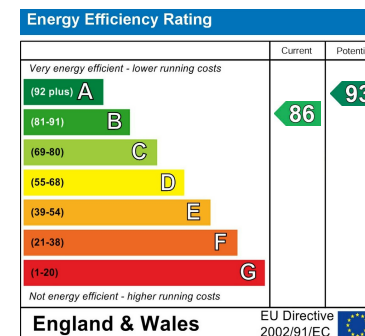
For identification only - Not to scale

LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Hobbs Property Agents Limited. REF: 1165377



OFFICE DETAILS

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