



HARRISON
Sales &
Lettings
HARDIE

Merlin Close, Upper Rissington



Located on a quiet cul-de-sac, this beautifully presented four-bedroom detached home offers modern living in a peaceful setting with uninterrupted views over Rissington Airfield.

Built in 2015, through the front door of the property, you are welcomed into the entrance hall, the door off to the right takes you into a stylish, recently refurbished kitchen, with integrated appliances and breakfast bar. At the end of the entrance hall, there is a spacious open-plan lounge which is a real highlight, with large bi-fold doors opening onto a private rear garden perfect for indoor-outdoor living. Finishing off the ground floor, a cloakroom/downstairs WC is accessed off the entrance hall.

Upstairs, there are two double bedrooms and two singles, ideal for families or home working. The principal bedroom benefits from an en-suite and built-in wardrobe, while a modern main bathroom serves the remaining rooms.

Outside, enjoy a private south facing, rear garden with open views, a garage, and driveway parking for two cars. Additional features include UPVC double glazing, stylish shutters throughout, a newly replaced heating system with combination boiler, and multiple storage cupboards.

Just a short walk to local shops and amenities and popular Rissington Primary School, this is an ideal family home combining style, comfort, and a sought-after location.

EPC: C

Council Tax Band: D

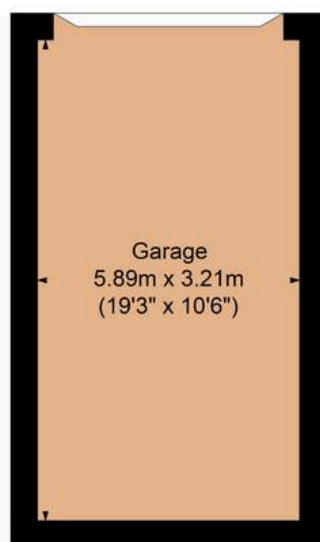
Tenure: Freehold

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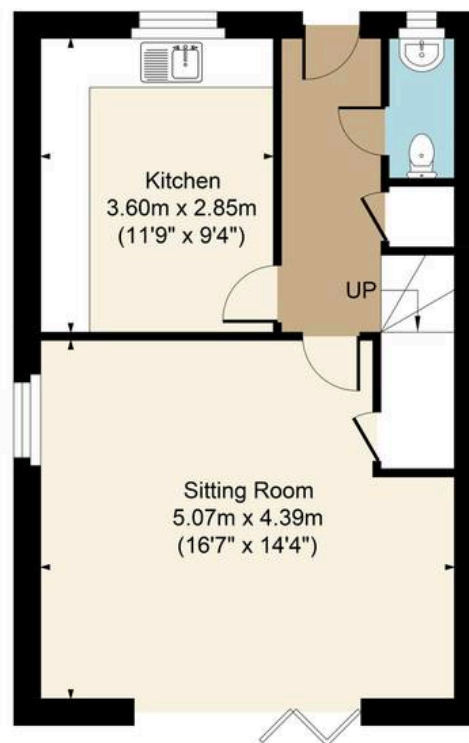




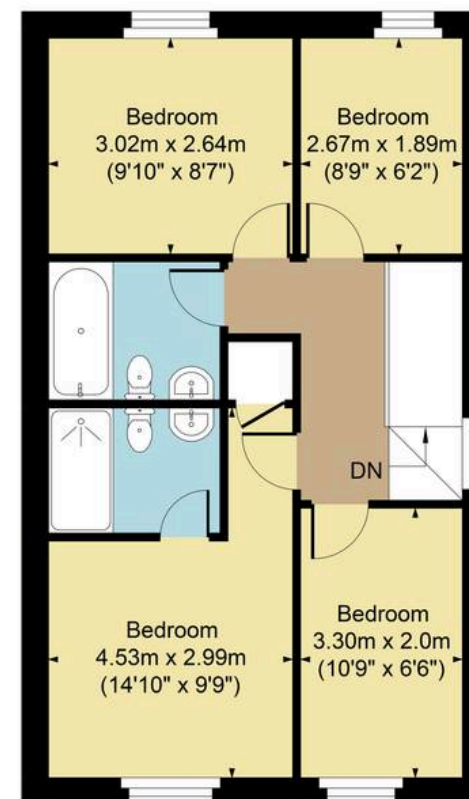
Main House Approx. Gross Internal Area:- 86.95 sq.m. 936 sq.ft.
 Garage Approx. Gross Area:- 18.91 sq.m. 203 sq.ft.
 Total Approx. Gross Area:- 105.86 sq.m. 1139 sq.ft.



Garage



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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