



6 Merlin Close, Brockworth, Gloucester, GL3 4GA

£575,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Stunning Five-Bedroom Detached Townhouse on a Tranquil No-Through Road in Coopers Edge!

Nestled on the highly sought-after outskirts of Coopers Edge, this exceptional five-bedroom detached townhouse occupies a peaceful position on a popular no-through road — offering the perfect blend of contemporary elegance, generous proportions, and family-friendly living.

Boasting approximately 1,869 sq ft of beautifully appointed accommodation across three floors, the property welcomes you with a bright and spacious living room and a versatile home office, ideal for modern working from home. The heart of the home is the beautiful kitchen/Diner, a light-filled space with integrated appliances, perfect for both everyday family meals and entertaining on a grand scale. Furthermore, the ground floor offers a useful utility space, and WC.

Upstairs, the first floor features a superb principal bedroom suite complete with dressing room and en-suite bathroom, alongside two further double bedrooms, another en-suite, and a family bathroom. The second floor offers two additional well-proportioned bedrooms and another bathroom, providing excellent flexibility for growing families, guests, or a teenage den.

Outside, the private rear garden is a true haven — a beautifully landscaped patio with ample space for al fresco dining, complete with atmospheric lighting, a generous area of artificial grass, and mature planting that creates a wonderfully secluded retreat. To the front, a generous driveway provides off-road parking for multiple vehicles, leading to the double garage.

This immaculately presented home combines high-spec finishes with an abundance of natural light, making it the ideal choice for those seeking a premium family residence in a quiet yet convenient location.

Agents Note.

Freehold

EPC Rating: TBC

Stroud Council Band: F


Mains Gas, Electric and Water are connected.

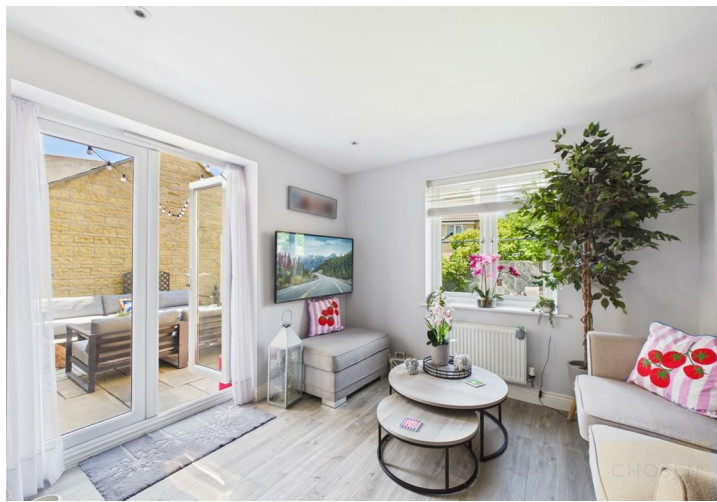
Fibre Broadband is available in the area.

Flood Risk: Very Low

- Beautiful Five Bedroom Detached Home In Sought After Cul-De-Sac
- All Bedrooms Are Double Bedrooms
- Double Garaged With Ample Off Road Parking In Front Of
- EPC Rating: TBC
- Master Suite Including Dressing Area And Generous En-Suite
- Contemporary Open Plan Layout Perfect For Family Living
- Landscaped Rear Garden
- Council Tax Band: F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1869 ft²

Reduced headroom

57 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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