



35 Digby Grove, Gloucester, GL3 4YU

Offers Over £500,000

Attractive Modern Cotswold Stone Detached chain free Family Home – Tucked Away on a Corner Plot down a Quiet Cul-de-sac next to fields with views from the rear up Coopers Hill

Nestled in a desirable corner position within a small and peaceful cul-de-sac, this beautifully presented Cotswold stone detached family home offers generous living space, modern design, and excellent versatility – ideal for growing families or those seeking adaptable accommodation.

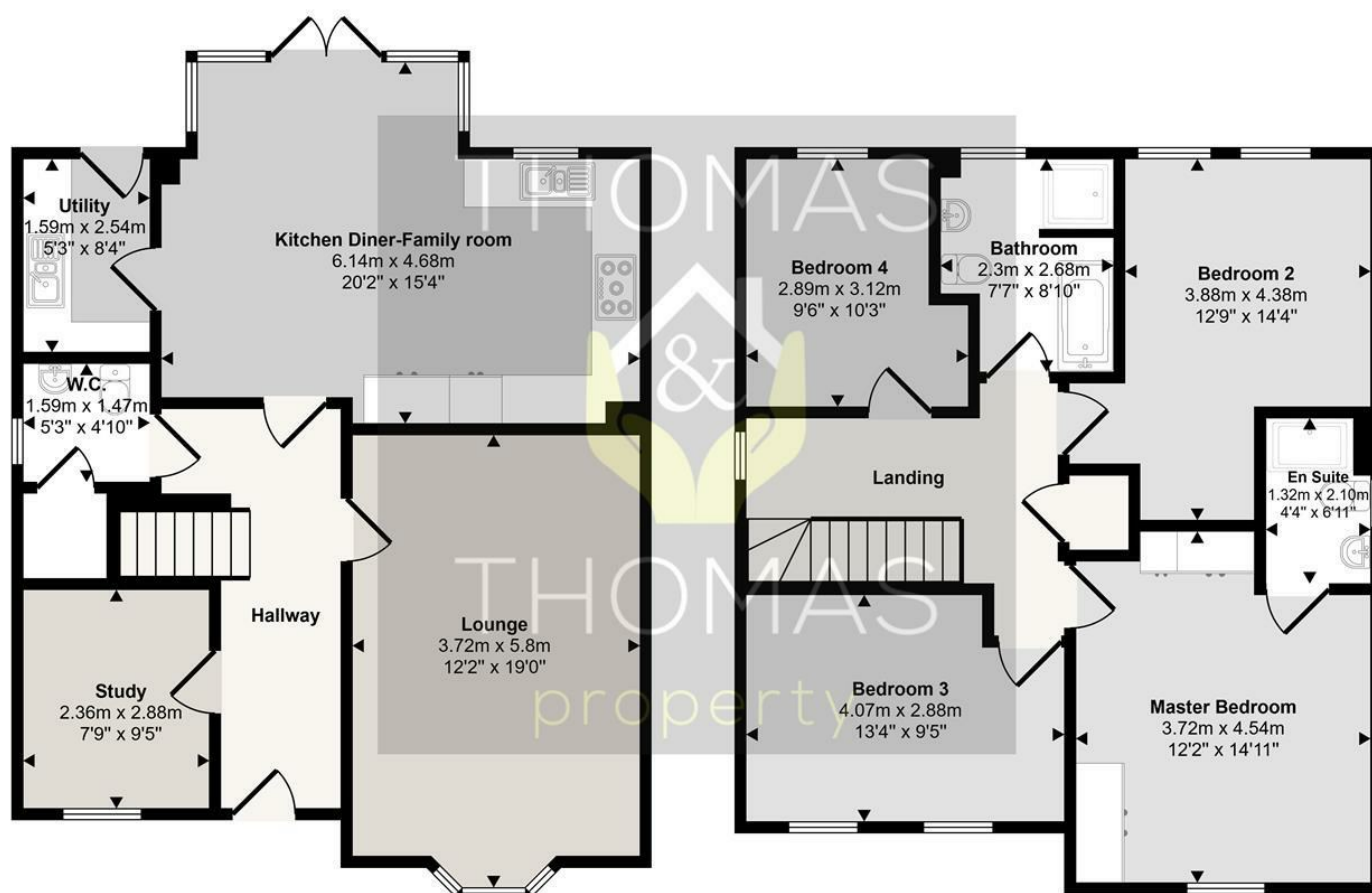
Step into a spacious and welcoming entrance hall, setting the tone for the quality and comfort that runs throughout the home. To the right, a generous living room overlooks the attractive front garden, providing a bright and relaxing retreat. To the left, a second reception room currently serves as a home office but would equally make a perfect playroom, family room, or fifth bedroom.

The heart of the home lies to the rear – an impressive and contemporary open-plan kitchen/diner/family room, thoughtfully designed with family living and entertaining in mind. Featuring a stylish modern kitchen with ample workspace and storage, the space is further enhanced by a large square bay with French doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow.

Upstairs, the accommodation continues to impress, with four generously proportioned bedrooms all accessed from a central landing. The principal bedroom benefits from a modern en-suite shower room, while a well-appointed family bathroom serves

- Cul-De-Sac & Private Corner plot Location
 - Gardens to three sides
- Open plan modern fitted kitchen diner/family room with bay window
- Four Bedrooms & Chain free
 - Two Reception rooms
- En-suite & Family Bathroom

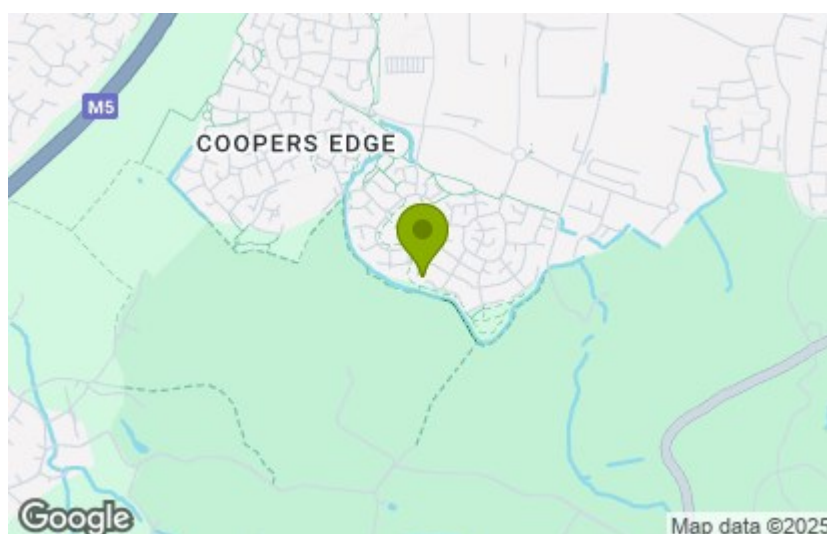
Approx Gross Internal Area
143 sq m / 1536 sq ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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