



13 Dinglewell, Hucclecote, Gloucester, GL3 3HW

£419,950

3

2

1


Farr & Farr Sales Lettings 

**13 Dinglewell, Hucclecote,
Gloucester, GL3 3HW.**

£419,950

AN INDIVIDUAL DETACHED FAMILY HOME OF GOOD PROPORTIONS TOGETHER WITH A LOVELY GARDEN.

Dinglewell is a very popular residential road situated in the heart of Hucclecote close to all facilities most importantly being local schools good local shopping is close by with access to Cheltenham in the M5 only a short drive away.

The property has been well maintained and offers good sized individual and adaptable accommodation. With three bedrooms on the first floor and a possible a fourth of the ground floor as well as, a luxury bathroom, good size kitchen breakfast room, sitting room and conservatory.

To the exterior the gardens and grounds are of a good size, well landscaped and have the benefits of three parking spaces a detached garage and large home office.

www.farrandfarr.co.uk

Entrance Hall

UPVC double glazed front door. Radiator. Staircase to landing. Glazed sliding door to:-

Sitting Room 17' 0" x 13' 2" (5.18m x 4.01m)

Fireplace with log effect electric fire. Double radiator. Three wall light points. Window to the front. Door to:-

Kitchen 16' 6" x 9' 3" (5.03m x 2.82m)

Inset one and a half bowl stainless steel sink unit with single drainer. Worktops with cupboards and drawers below. Wall and base units. Built-in double oven. Gas hob and extractor hood. Built-in fridge and freezer. Plumbing for washing machine. Space for dryer. Island unit with cupboards and drawers below. Spotlights. Radiator. Opening to conservatory. Side lobby with UPVC double glazed door to garden. WC. Wash hand basin. Radiator. Shelving.

Conservatory 18' 6" x 11' 8" (5.63m x 3.55m)

Electric panel radiator. Ceiling fan. Double glazed French doors to terrace and garden.

Dining Room / Bedroom Four 17' 0" x 9' 7" (5.18m x 2.92m)

Stone open fireplace. Radiator.

First Floor Landing

Bedroom One 12' 7" x 10' 1" (2.13m x 3.07m)

Radiator. Double wardrobe cupboard. Airing cupboard with Vaillant gas fired boiler.

Bedroom Two 12' 8" x 9' 7" (3.86m x 2.92m)

Radiator. Double wardrobe cupboard.

Bedroom Three 11' 10" x 9' 4" (3.60m x 2.84m)

(L shaped). Radiator.

Bathroom

Shower cubicle with Marbrex splashback. Stainless steel Mira controls with screen. Low level WC. Vanity unit with wash hand basin and cupboard below. Panelled bath with contemporary taps. Vinyl floor. Vertical heated towel rail/radiator. Inset ceilings spotlights.

Exterior

Front gardens

Wall and gate. Path to front door with terrace and Macadam driveway with parking for up to 3 cars.

Garage

Detached garage brick built with a tiled pitch roof. Up and over door. Power and light. Personnel door.

Rear garden

South-easterly backing. Of a good size with large area of terrace and lawns. Mature trees and shrubs enclosed by fencing.

Home office / Summer Room 19' 2" x 12' 0" (5.84m x 3.65m)

Power and light. Hardwired internet ethernet port. Timber installation. Inset ceiling spotlights. TV point. Window. UPVC double glazed French doors to area of decking.

Agent Notes

EPC – D58

Council Tax - D



GROUND FLOOR
1138 sq.ft. (105.7 sq.m.) approx.

1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1607 sq.ft. (149.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

City Centre
2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ enquiries@farrandfarr.co.uk

Hucclecote
50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@farrandfarr.co.uk

Longlevens
125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longlevens@farrandfarr.co.uk

Lettings
40 Oxstalls Way
Gloucester GL2 9JQ
☎ 01452 238298
✉ lettings@farrandfarr.co.uk