



**34 Dinglewell, Hucclecote GL3 3HR**

**£365,000**



## 34 Dinglewell, Hucclecote GL3 3HR

- Situated in a highly sought-after and popular location
- 100ft long south facing garden
- Beautifully presented family home
- Close to local schools and amenities
- Garage with power and lighting
- Gas central heating and double glazing
- Good transport links
- Log burner
- Gloucester City Council - £1990.01 per annum (2025/26)
- EPC rating D63

**£365,000**

### Entrance Porch

French doors leading into the porch, door to;

### Hall

Stairs to the first floor, understairs storage cupboard, door to the living room and kitchen, radiator.

### Living Room

Double glazed french doors to the rear, radiator, log burner, double doors to

### Dining Room

Double-glazed window to the front elevation, fireplace with inset gas fire, radiator.

### Kitchen

Double glazed windows to the side and rear elevations, a range of matching wall and base units with work surface over, inset 1 bowl stainless steel sink and drainer unit, electric oven with sperate electric hob, integral microwave, space for a fridge, freezer, washing machine, and dishwasher. Door to garden.

### On The First Floor

#### Landing

Double-glazed window to the side elevation, access to the part boarded loft, doors to all first-floor accommodation.

#### Bedroom One

Double-glazed window to the rear elevation, radiator.

#### Bedroom Two

Double-glazed window to the front elevation, radiator.

#### Bedroom Three

Doble-glazed window to the front elevation, radiator.

#### Shower Room

Obscure double-glazed window to the side elevation, large shower cubicle, WC, wash hand basin, heated towel rail.

### Garage

Barn style door to the front and rear, power and lighting, wall-mounted combi boiler.

### Outside

To the front of the property, you have a block-paved driveway providing off-road parking. To the rear of the property you have a beautiful 100-foot-long garden mainly laid to lawn with a kitchen garden area to the rear, greenhouse, and storage shed. There are also a variety of flowers and shrub borders.

### Location

The popular suburb of Hucclecote has lots to offer with an array of shops, transport links, and schools. Various local amenities include the 'Good' Ofsted-rated local Dinglewell Junior School as well as access to several secondary and grammar schools located within the city. A short distance away is access to the M5, providing ideal links to Birmingham and Bristol, while a direct line to London Paddington can be located at Gloucester Station. There are also regular bus services to both Cheltenham and Gloucester. The immediate locality offers various walks and open spaces within arguably one of Gloucester's most desirable established residential areas. Access to the Countryside is a short walk or cycle ride away, as well as a children's play area, Hucclecote Green, and meadows within close proximity.

### Material Information

Tenure: Freehold.

Council Tax band: C

Local authority and rates: Gloucester City Council - £1990.01 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central heating.

Broadband speed: Standard 18 Mbps and Superfast 65 Mbps and Ultrafast 1000 Mbps

Mobile phone coverage: Vodafone (Likely), O2 (Likely), EE (Likely), and Three (Likely).



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

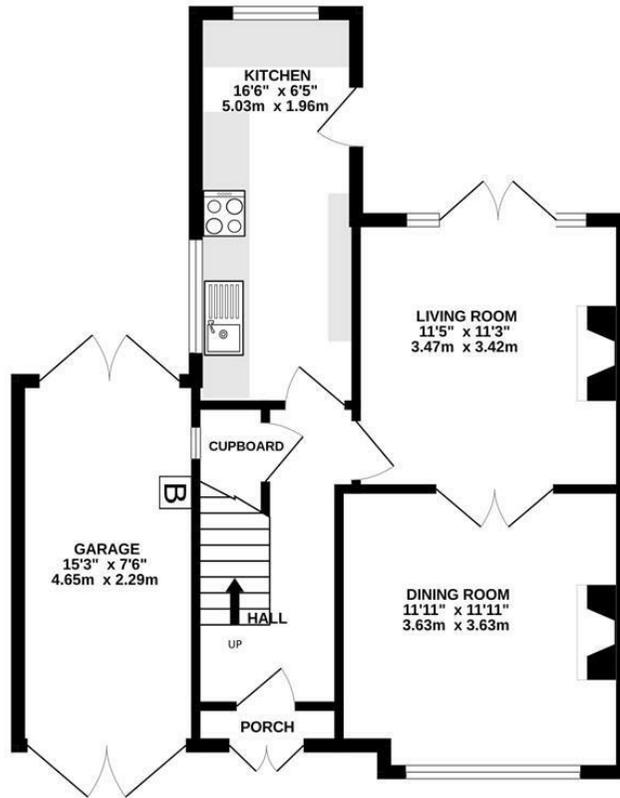
**01452 941950**

**hucclecote@naylorpowell.com**

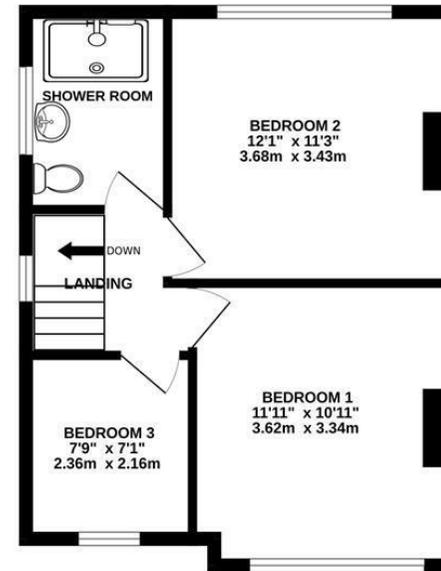
**www.naylorpowell.com**



GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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 ©2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

