



## 107 Dinglewell

Hucclecote, Gloucester, GL3 3HT

**Offers in excess of £350,000**



Murdock & Wasley Estate Agents are pleased to present this extended three-bedroom semi-detached house, beautifully positioned in a popular residential area, close to local amenities and highly regarded primary schools.

The property boasts spacious and versatile living accommodation, including three reception rooms on the ground floor, complemented by a kitchen and convenient cloakroom. Upstairs, there are three well-proportioned bedrooms and a newly fitted bathroom.

Outside, the home boasts an enclosed garden with a stylish porcelain patio, ideal for enjoying the afternoon and evening sun. A generous driveway provides ample off-road parking, complemented by a garage for additional convenience.



### Entrance Hall

Accessed via composite double glazed door, power points, radiator, tiled and solid wooden flooring, stairs to first floor landing, coving, dado rail. Doors lead off:

### Cloakroom

Low level wc, pedestal wash hand basin, side aspect upvc double glazed window.

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Space for tall fridge/ freezer, dishwasher and washing machine. Worcester gas fired boiler, tiled flooring, inset ceiling spotlights, radiator, side and rear aspect upvc double glazed window.

### Dining Room

Power points, radiator, laminate flooring, space for dining table, picture rail, side aspect upvc double glazed window.

### Play Room

Tv point, power points, radiator, wall mounted radiator, laminate flooring, wall lights, Velux roof light, rear aspect upvc double glazed French doors.

### Lounge

Tv point, telephone point, power points, radiator, feature open place with slate hearth, bespoke wall cabinets, picture rail, front aspect upvc double glazed window.

### Landing

Power points, access to fully boarded loft space with drop down ladder, side aspect upvc double glazed window. Doors lead off:

### Bedroom One

Power points, radiator, built in wardrobes, coving, inset ceiling spotlights, rear aspect upvc double glazed window with far reaching views.

### Bedroom Two

Power points, radiator, dado rail, inset ceiling spotlights,, front aspect upvc double glazed window.

### Bedroom Three

Power points, radiator, dado rail, inset ceiling spotlights, front aspect upvc double glazed window.

### Bathroom

Newly fitted suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights, side aspect upvc double glazed window.

### Outside

To the front of the property is a tarmac and gravelled driveway providing ample off-road parking for multiple vehicles. This leads to the garage, which is accessed via an up-and-over door and further benefits from power, lighting and a convenient rear personnel door.

To the rear is an enclosed garden featuring a newly laid and generously sized porcelain patio, perfect for outdoor dining and entertaining. The patio extends around the side of the property, linking to the rear of the garage and providing convenient side access to the front. Steps lead down to a generous lawn, while additional benefits include an outside tap, wooden shed and external power points.

### Tenure

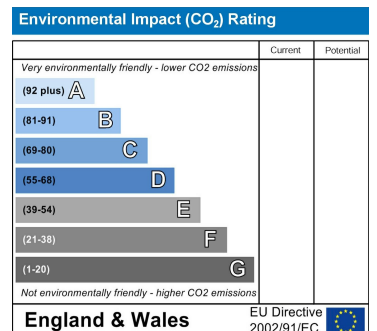
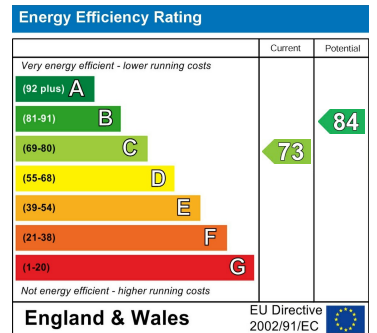
### Local Authority

### Services

### Local Authority

### Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

