



**24 Dinglewell, Gloucester GL3 3HR**  
**£375,000**





## 24 Dinglewell, Gloucester GL3 3HR

• Generously sized south facing garden • Popular location • Well presented throughout • Garage with power and lighting • Close to local schools and amenities • Good transport links • Off road parking and carport • Gas central heating and double glazing • Gloucester City Council - £1990.01 per annum (2025/26) • EPC rating D61



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### Porch

Door to entrance hall.

### Entrance Hall

Feature hardwood staircase to the first floor, understairs storage cupboard, radiator, door to kitchen, door to;

### Living/Dining Room

Double-glazed windows to front and rear elevations, french doors to the rear of the property, radiators, fireplace.

### Kitchen

Double-glazed window to rear and side elevation, radiator, matching wall and base units with worktops over, four-ring electric hob with overhead extractor, stainless steel one-bowl sink with drainer unit, space for fridge freezer, washing machine and dishwasher. Door to rear garden.

### Landing

Grants access to three spacious bedrooms and a bathroom, a storage cupboard, and a loft hatch leading to a sizeable, fully boarded loft providing additional storage.

### Bedroom One

Double-glazed window to front elevation, radiator.

### Bedroom Two

Double-glazed window to rear elevation, built-in wardrobes, radiator.

### Bedroom Three

Double-glazed window to front elevation, radiator.

### Bathroom

Double-glazed obscure window to side elevation, WC, washhand basin, bath with electric shower, heated towel rail.

### Garage

Power and lighting. Up and over garage door providing vehicular access. Window to rear and door to garden.

### Outside

To the front of the property is a stone and tarmac driveway providing parking for multiple vehicles. In addition, the carport provides additional secure parking. Accessed via the side gates, the private back garden is a generous size and is a combination of patio and lawn areas accompanied by a range of flowers, shrubs and a storage shed with power and light. Notably, the property backs onto King George V Playing Field, offering a scenic and open backdrop.

### 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.

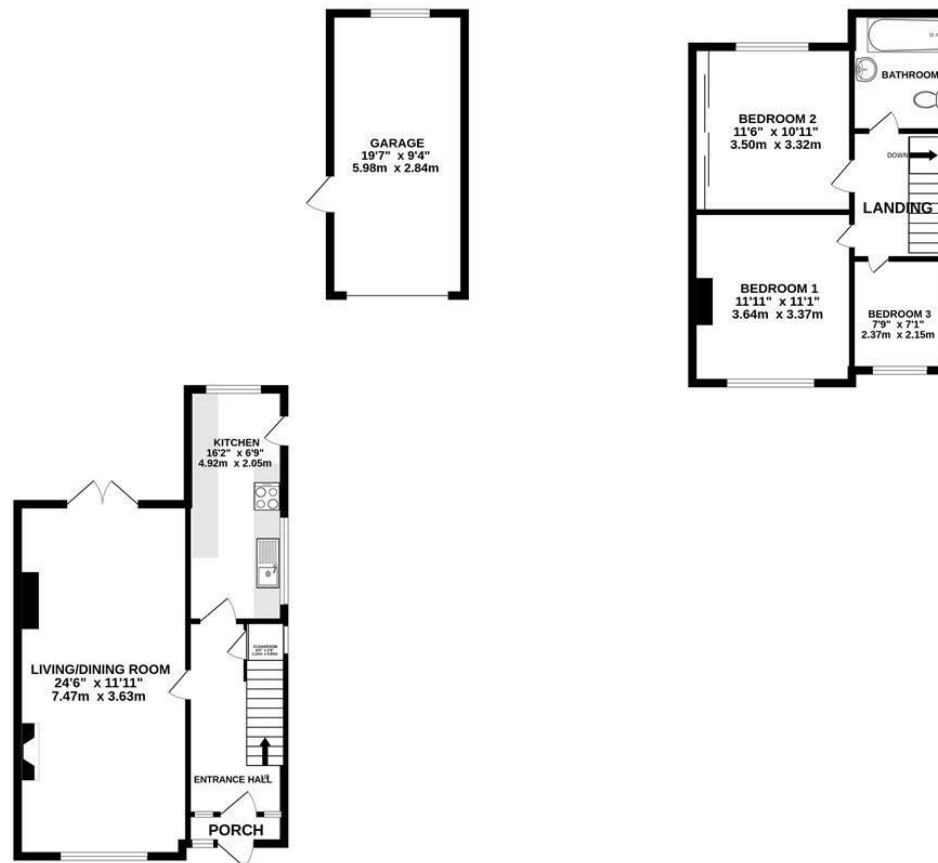
Broadband speed: Standard 18 Mbps and Superfast 73 Mbps and Ultrafast 1000 Mbps

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



GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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.  
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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.

