



97 Dinglewell, Gloucester, GL3 3HT

Offers Over £400,000

This exceptional four-bedroom semi-detached family home is set within the highly desirable Dinglewell area, just a short walk from the well-regarded Dinglewell Primary School, making it perfectly suited to modern family life.

Beautifully extended and immaculately presented, the property offers an abundance of light-filled, versatile living space. The home boasts four generous bedrooms, including a professionally converted loft room signed off by building control, providing a superb additional bedroom or flexible living area.

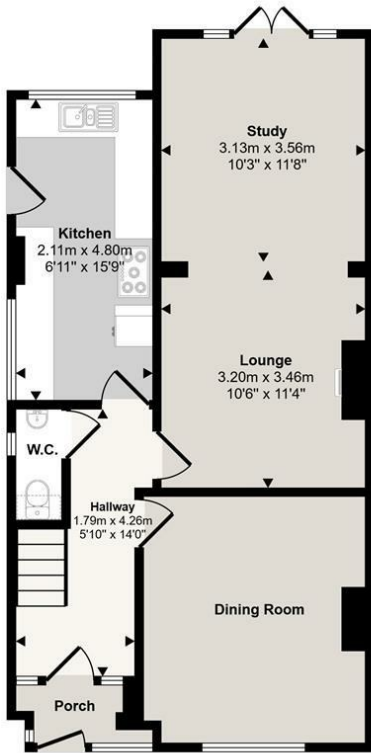
The ground floor is particularly impressive, featuring two elegant reception rooms. To the rear is extended living space which creates a stunning focal point of the home, complete with a charming working log burner and doors that open seamlessly onto the truly outstanding rear garden. Measuring in excess of 100ft, this expansive outdoor space offers a wonderful setting for entertaining, relaxing, and family enjoyment.

Further enhancing the appeal is a detached garage, complemented by an additional room ideal for a home office, studio, or private workspace—perfect for today's lifestyle needs.

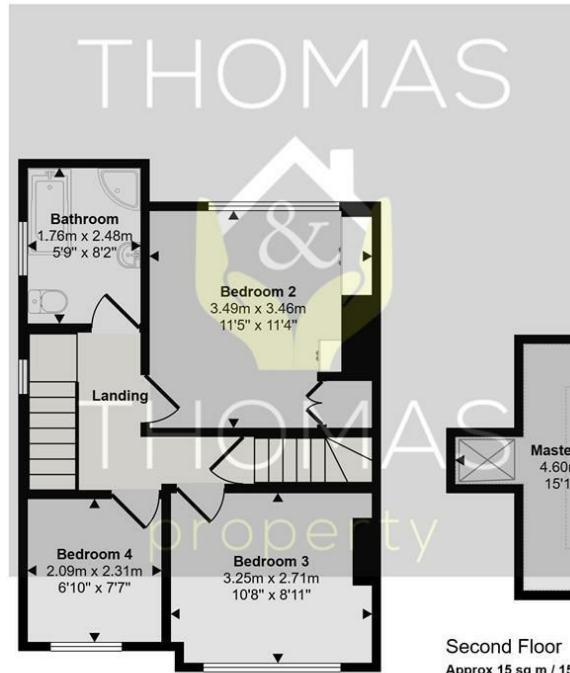
Combining style, space, and a prime location, this remarkable home offers a rare opportunity to acquire a high-quality property in one of the area's most sought-after settings. Early viewing is strongly recommended to fully appreciate all that this home has to offer.

- Four Bedrooms
- Superb Family Home
- 100ft + Rear Garden
- Garage With Separate Study Area
- Driveway Parking
- Chain Free

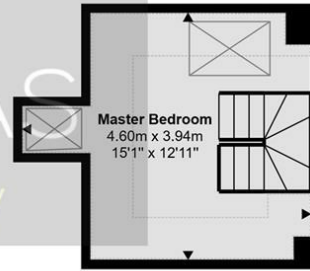
Approx Gross Internal Area
135 sq m / 1457 sq ft



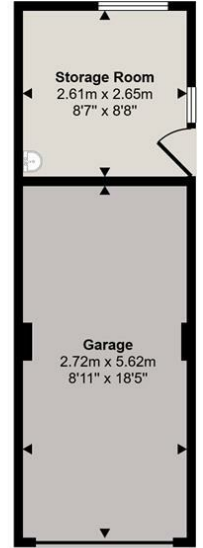
Ground Floor
Approx 58 sq m / 629 sq ft



First Floor
Approx 40 sq m / 429 sq ft



Second Floor
Approx 15 sq m / 158 sq ft



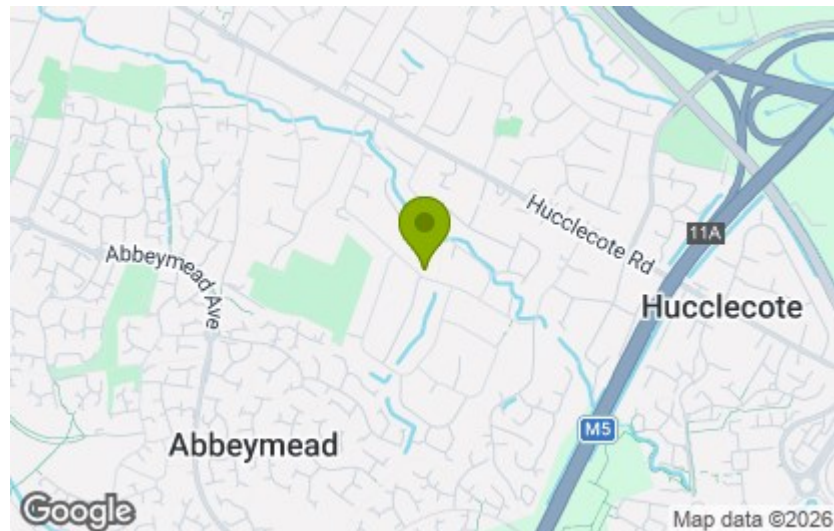
Outbuilding
Approx 22 sq m / 242 sq ft

Denotes head height below 1.5m

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		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(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	



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.

www.thomasproperty.co.uk