



# Farr & Farr

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**PRICE: £550,000**

**REF : H23957/SM**

**23a DINGLEWELL  
HUCCLECOTE  
GLOUCESTER  
GL3 3HW**



**A SUBSTANTIAL INDIVIDUALLY BUILT 4 BEDROOM  
DETACHED HOUSE OCCUPYING A LARGE PLOT IN THE  
HEART OF HUCCLECOTE**

**City Centre:**

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025

**Hucclecote:**

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355

**Longlevens:**

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444

**Churchdown:**

1 Church Road  
Gloucester GL3 2ER  
☎ 01452 857421

**Lettings:**

40 Oxstalls Way  
Gloucester GL2 0JQ  
☎ 01452 238298

## **23A DINGLEWELL, HUCCLECOTE, GLOUCESTER, GL3 3HW**

An individually built detached house tucked away in a lovely hidden position at the end of a long drive within walking distance of all local amenities. Planning permission was granted in January 2020 for substantial re-modelling of the house including permission of a two storey extension and a 9 metre by 5.5 metre open plan living area under Gloucester City Council Planning Reference 19/01192/FUL. Benefits include 4 bedrooms, 2 receptions plus a study, kitchen/breakfast room. To the exterior there are generous gardens to the side and rear, along with extensive off road parking.

The property is situated in the popular residential district of Hucclecote, an area which is exceptionally well supplied with local amenities including shops, doctors, dentists, community centre and library. Well respected schools are within easy reach. There is a very frequent bus service on hand to both Gloucester and Cheltenham. The motorway junction and access to the Cotswolds are only a short drive away.

**FOUR DOUBLE BEDROOMS; LARGE SITTING ROOM; STUDY; 2<sup>ND</sup> RECEPTION/DINING ROOM; KITCHEN/BREAKFAST ROOM; UTILITY ROOM; BATHROOM; CLOAKROOM; GAS CENTRAL HEATING; DOUBLE GLAZING; DOUBLE GARAGE; SWIMMING POOL; GENEROUS GARDENS**

### **ENTRANCE PORCH :**

Via UPVC door. Windows to front and side.

### **ENTRANCE HALL :**

UPVC double glazed front door. Tiled floor. Coat hanging space.

### **CLOAKROOM :**

Low level WC. Wash hand basin. Window to front.

### **LOUNGE : 10'11 x 13'0**

UPVC French doors to rear garden. Radiator. Modern marble effect fire surround. TV point.



### **STUDY : 7'3 x 10'1**

Window to side. Radiator. Oak effect laminate floor. Internet connection.

**DINING ROOM/2<sup>ND</sup> RECEPTION :**  
**10'11 x 13'0**

Radiator. Window to rear. Wall and ceiling lights. Oak and marble modern fire surround with pebble effect gas fire.



**KITCHEN/BREAKFAST ROOM :**

**Kitchen area – 10'0 x 9'11**

**Breakfast area – 10'10 x 8'11**

Windows to front and side. Radiators. Fitted cupboards and drawers in light oak fronted units. Worktops with 1 ½ bowl stainless steel sink unit with mixer tap. Part tiled walls. Built in stainless steel and glass fronted double oven. Four ring Bosch induction hob and extractor hood. Plumbing for dishwasher. Space for fridge/freezer. UPVC double glazed French doors to garden. Arch into utility area.



**UTILITY AREA :**

Window to side. Worktop with inset stainless steel sink. Plumbing for washing machine and space for tumble dryer.

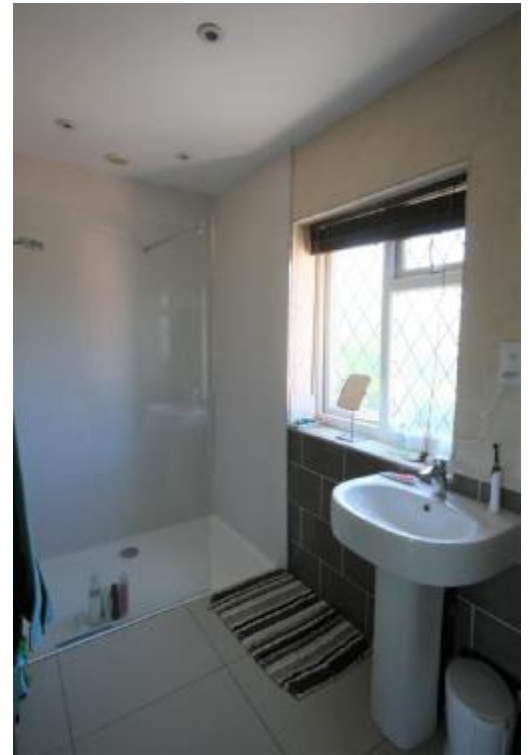
**BEDROOM ONE : 10'3 x 13'1**

Window to rear. Wall mounted vertical radiator. Walk in wardrobe with hanging space, shelving and drawers.



**ENSUITE :**

Window to front. Chrome towel radiator. Tiled floor and walls. Low level WC, pedestal sink. Large shower cubicle.



**BEDROOM TWO : 11'5 x 10'0**

Window to front. Radiator.



**BEDROOM THREE : 10'5 x 9'5**

Windows to front and side. Range of fitted wardrobes.



**BEDROOM FOUR : 10'0 x 9'11**

Window to rear. Radiator. Fitted triple wardrobes.



**BATHROOM :**

Window to front. Radiator. Panelled bath. Pedestal wash hand basin. Low level WC. Shaver point. Shower cubicle with Mira Sport electric shower.



**EXTERIOR :**

**FRONT :**

Approached via a long drive with parking and turning areas for several cars. Gated access to side and rear gardens.

**DOUBLE GARAGE :**

Double up and over door. Staircase to attic storage area with Velux window. Light and power.



**EXTERIOR :**

**SIDE AND REAR GARDENS :**

The rear garden offers a good deal of privacy mainly laid to lawn with large patio area for outside dining. Further gardens to side all edged with mature trees and wood panel fencing. Exterior electric point. Outside tap. Garden lodge with lighting and power. Heated swimming pool heated by energy efficient air-source heat pump – 28' x 14' (3-7 ft depth).



**NOTE : ALL MEASUREMENTS ARE APPROXIMATE  
ALL VIEWINGS BY APPOINTMENT WITH THE AGENT**

