



## 4 Dawkes Road, Gloucester, GL2 9FY

Asking Price £300,000

Modern semi-detached home, built in 2018, offers a delightful blend of comfort and contemporary living. Spanning an impressive 829 square feet, the property features a spacious living room that seamlessly flows into a well-appointed fitted kitchen diner that look and leads out onto the rear garden, perfect for family gatherings and entertaining guests.

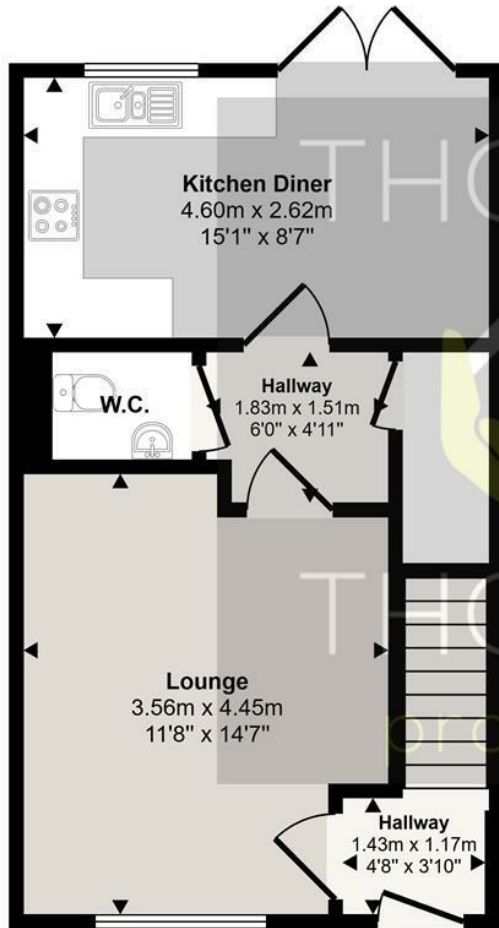
With four bedrooms, this home is ideal for families seeking a peaceful retreat. The family bathroom is conveniently located to serve all bedrooms, while a downstairs cloakroom adds to the practicality of the layout.

The exterior of the property boasts ample driveway parking, ensuring convenience for residents and visitors alike. The enclosed rear garden featuring a well-maintained lawn and a patio area that captures the evening sun, making it an excellent space for outdoor relaxation and summer barbecues.

Situated on a picturesque tree-lined road, this home enjoys good access to local amenities, including a nearby school and a shopping parade, making daily errands and family needs easily manageable. This property is not just a house; it is a wonderful family home waiting to be cherished.

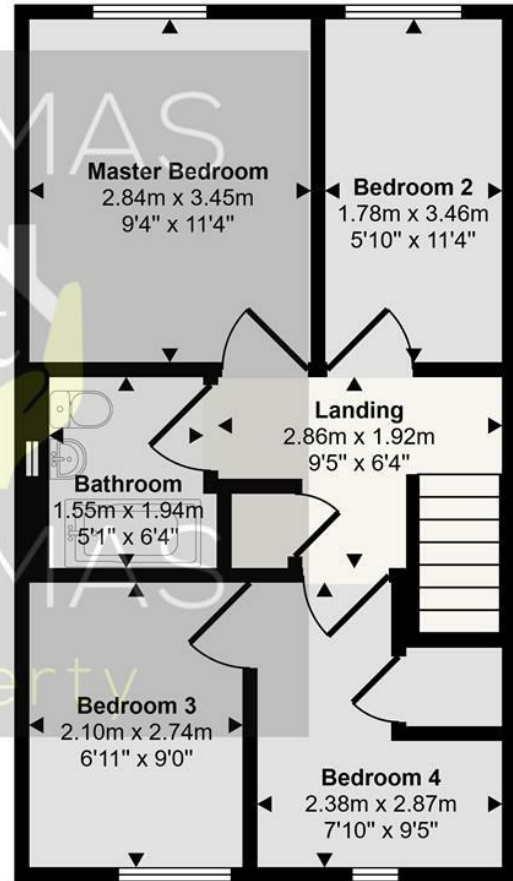
- Modern semi-detached home standing on a small tree lined road.
- Four bedrooms serviced by a family bathroom and cloakroom.
- Cosy living room & Large fitted kitchen diner for family gatherings
  - Ample driveway for several cars
- Enclosed rear garden laid to lawn with patio
- Ideally located for the local school & shopping parade.

Approx Gross Internal Area  
79 sq m / 851 sq ft



Ground Floor

Approx 39 sq m / 422 sq ft



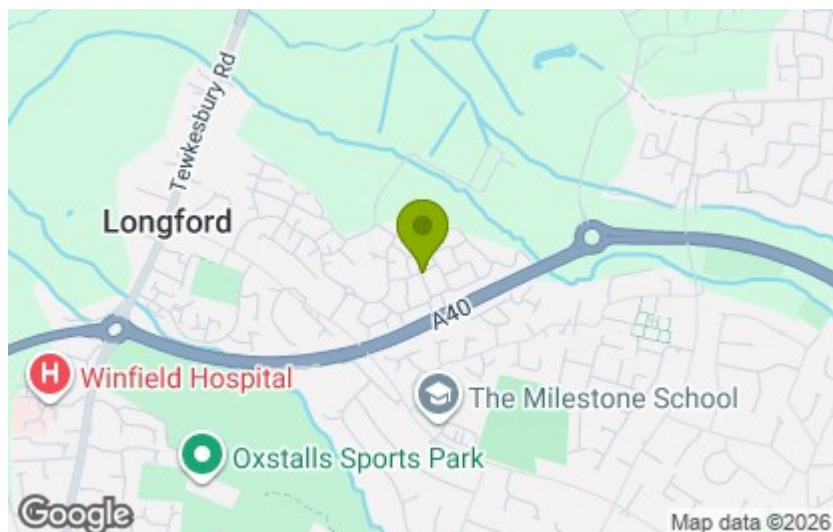
First Floor

Approx 40 sq m / 429 sq ft

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) <b>A</b>                          | <b>95</b> |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                    | Potential                                                                           |
|-----------------------------------------------------------------|--|----------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                            |                                                                                     |
| (92 plus) <b>A</b>                                              |  |                            |                                                                                     |
| (81-91) <b>B</b>                                                |  |                            |                                                                                     |
| (69-80) <b>C</b>                                                |  |                            |                                                                                     |
| (55-68) <b>D</b>                                                |  |                            |                                                                                     |
| (39-54) <b>E</b>                                                |  |                            |                                                                                     |
| (21-38) <b>F</b>                                                |  |                            |                                                                                     |
| (1-20) <b>G</b>                                                 |  |                            |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                            |                                                                                     |
| England & Wales                                                 |  | EU Directive<br>2002/91/EC |  |



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