



Connells

Caledonia Drive
Dibden Southampton



Property Description

This well-presented home offers bright and comfortable accommodation throughout, beginning with a spacious lounge/diner featuring a front-aspect bay window and an archway leading into the kitchen. The kitchen provides an integrated oven, induction hob, Worcester boiler, front-aspect window and space for a washing machine, with the main entrance door opening into the room. Both bedrooms are positioned at the rear of the property for added privacy; the main bedroom enjoys a rear-aspect view, while bedroom two benefits from sliding doors directly into the garden. The fully tiled bathroom includes a walk-in shower complete with a fitted shower seat, along with a toilet, hand-wash basin and side window. Outside, the front garden offers green space and driveway parking for at least two cars, while the non-overlooked rear garden features high fencing, a white storage shed and gated side access.

Lounge/Diner

15' 8" x 10' 6" (4.78m x 3.20m)

Front-aspect lounge/diner featuring a bay window for excellent natural light, a radiator and an archway connecting to the kitchen.

Kitchen

13' 5" x 5' 3" (4.09m x 1.60m)

Modern kitchen with integrated oven, induction stove, Worcester boiler and space for a washing machine. Features a front-aspect window and the property's main entrance door.

Bedroom One

13' 2" x 7' 9" (4.01m x 2.36m)

Rear-facing double bedroom with a radiator beneath the window, offering a peaceful outlook over the garden.

Bedroom Two

10' 1" x 7' 9" (3.07m x 2.36m)

Rear-positioned bedroom with sliding patio doors opening directly into the garden, ideal for natural light and easy access

Bathroom

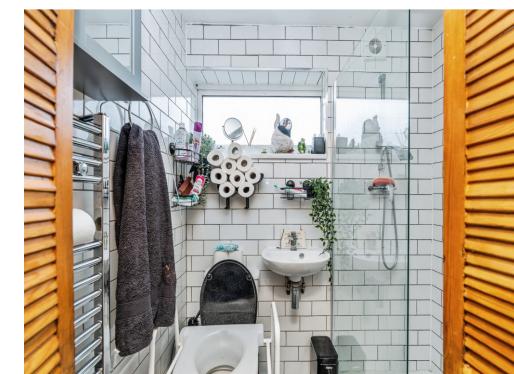
Fully tiled bathroom with a walk-in shower that includes a fitted shower seat, plus a toilet, hand wash basin and side-aspect window.

Front Garden/Driveway

A green frontage with driveway space for at least two vehicles.

Rear Garden

Private and not overlooked, featuring high fencing, a white storage shed and gated side access.









EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/ROM306855

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ROM306855 - 0002