



**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

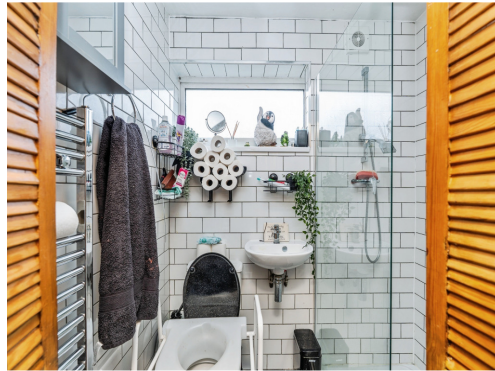
Fully tiled bathroom with a walk-in shower that includes a fitted shower seat, plus a toilet, hand wash basin and side-aspect window.

## 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

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