



22 Cygnus Gardens Dibden, Southampton

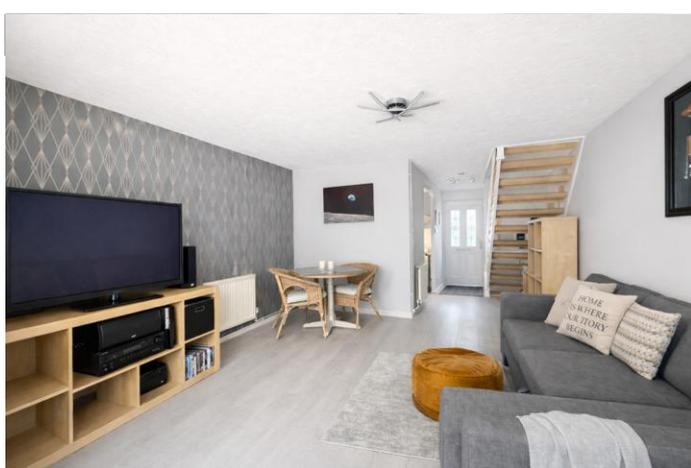
- TWO BEDROOM HOUSE
- LOUNGE /DINER
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN

Asking Price Of - £260,000

EPC Rating

TBC





Property Description

LOCATION Nestled in the heart of Dibden, this delightful property offers the perfect blend of comfort and convenience. Families will appreciate the proximity to well-regarded local schools, making the daily school run stress-free and simple. Travel is effortless, with excellent transport links nearby providing easy access to Southampton, the neighbouring towns, and further afield.

Day-to-day living is admirably supported by the nearby Tesco superstore, ideal for grocery shopping and other essentials, while a superb array of further amenities and cafes in the area ensures that everything you need is just a stone's throw away. For those who enjoy the great outdoors, the magnificent New Forest is within a short walking distance, opening up a world of woodland walks, cycling trails, and nature activities for families and adventure seekers alike.



Whether you're seeking a peaceful sanctuary or somewhere perfectly poised for access to both urban life and natural beauty, this property has much to offer. Early viewing is highly recommended-arrange a visit today to fully appreciate all that this home and its surroundings present.

ENTRANCE HALL

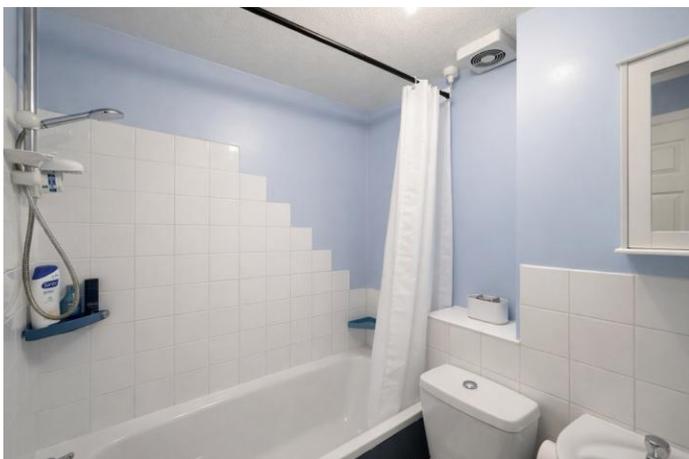
Boasting a beautifully bright entrance hall adorned with light-toned, high-quality laminate wood flooring-setting a stylish tone right from the outset. Step inside through the attractive UPVC half-glazed front door, adding an elegant touch and ensuring warmth and energy efficiency.

As you enter, you'll notice thoughtful design features such as a convenient boiler cupboard housing a modern Ideal combi boiler, perfectly set for the demands of contemporary living. Easy-flow access is provided to the well-proportioned kitchen and spacious lounge, making the ground floor ideal for both everyday family life and entertaining guests. Stairs lead to the upper floor, promising comfortable accommodation above.



KITCHEN 11' 5" x 5' 8" (3.48m x 1.73m)

Modern kitchen takes centre stage. Bathed in natural light from the UPVC double glazed front aspect window, the kitchen is arranged with light grey, laminate wood flooring underfoot, creating a welcoming and versatile space for both culinary enthusiasts and casual diners.



White, floor and wall-mounted cupboards offer a crisp, clean vibe whilst providing ample storage. The elegant beech worktop houses a gleaming stainless steel sink with co-ordinating white splashback tiles-a look that is as timeless as it is practical. The property is offered complete with a Hoover fridge freezer and washing machine, ensuring the essentials are catered for from day one. There is dedicated space for a slimline dishwasher, along with a built-in oven, gas hob, and extractor fan for all your cooking needs.

LOUNGE/DINER 13' 8" x 11' 7" (4.17m x 3.53m)

This impressive property boasts a versatile lounge and dining area, elegantly finished with light grey laminate wood flooring that enhances the natural daylight. Rear aspect UPVC double glazing provides a bright, inviting atmosphere, with double doors seamlessly leading out to a spacious conservatory-perfect for relaxing or entertaining guests. The room also features a contemporary radiator for warmth and leaves ample space for a generously sized dining table.





CONSERVATORY 10' 1" x 9' 3" (3.07m x 2.82m)

A spacious conservatory – the ideal retreat for relaxing or entertaining guests throughout the year. With large UPVC double-glazed windows and doors opening out on to the rear garden, natural light pours in, illuminating the elegant oak laminate wood flooring and creating a welcoming atmosphere. This wonderful addition offers versatile living space, seamlessly connecting to the well-maintained outdoor area, perfect for summer gatherings or quiet relaxation.

LANDING

Step inside and ascend the inviting staircase adorned with a classic wooded bannister, leading onto a spacious landing that features plush beige carpeting underfoot. The landing provides direct access to all of the upper-level rooms, while a convenient loft hatch offers potential for extra storage or future expansion.



BEDROOM ONE 11' 8" x 9' 2" (3.56m x 2.79m)

Beautifully appointed bedroom, perfect for creating your own sanctuary of calm and comfort. This lovely room features a large UPVC double glazed window to the front aspect, bathing the space in natural light while enhancing energy efficiency and tranquillity. The plush beige carpet underfoot adds a touch of cosiness, complemented by an efficient radiator to ensure warmth all year round.

Clever storage solutions abound, with a generously sized cupboard for larger items, as well as a separate built-in shelf unit, offering an ideal place to display treasured belongings or keep everyday essentials seamlessly organised.

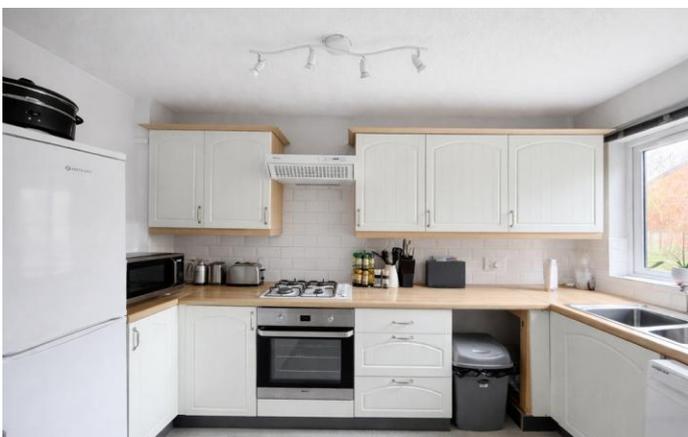


BEDROOM TWO 11' 8" x 8' 9" (3.56m x 2.67m)

Versatile second bedroom, highlighted by a rear-facing UPVC double-glazed window bathing the room in natural light. The tasteful beige carpeting and efficient radiator ensure a cosy and tranquil atmosphere – ideal for a restful night's sleep or as a relaxing guest space.

BATHROOM 6' 1" x 5' 2" (1.85m x 1.57m)

Bathroom featuring stylish grey and black vinyl flooring, a contemporary pedestal basin, and a modern W.C. Enjoy the comfort of a full-sized bath complete with an overhead mains shower, complemented by elegant white splashback tiles. An efficient extractor fan ensures a fresh and comfortable space.



REAR GARDEN

This delightful property boasts a serene rear garden perfectly suited for those seeking low-maintenance outdoor living. Step directly from the conservatory into the inviting, paved rear garden-a private haven ideal for social gatherings or al fresco dining. With the rear gate providing direct access to allocated parking, convenience is truly at your doorstep.

The enclosed patio ensures privacy and security, making it a wonderful environment for families, downsizers, or busy professionals alike. Enjoy all the benefits of a thoughtfully designed outdoor space without the demands of traditional lawn upkeep-a true 'no maintenance' approach to modern garden living.

FRONT GARDEN

The front garden, this home welcomes you with a pathway leading to the front door, bordered by attractive shingled areas on either side, complemented with mature trees and well-established shrubs.

PARKING

Enjoy the outstanding benefit of two allocated parking spots positioned conveniently adjacent to the property, offering easy access and security for your vehicles -a rare advantage in such a popular location.

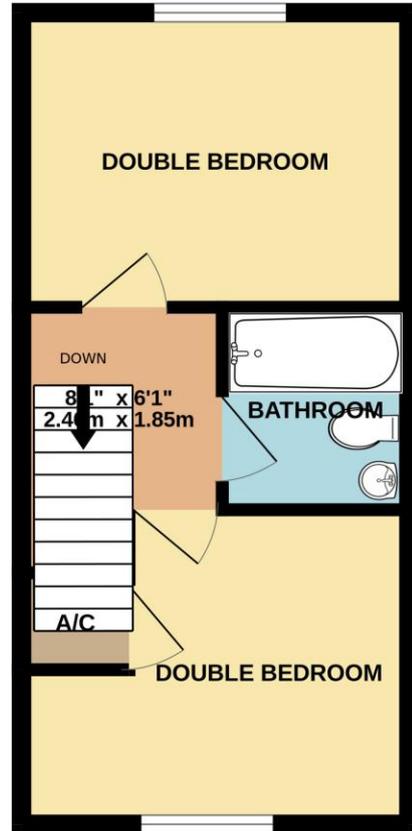
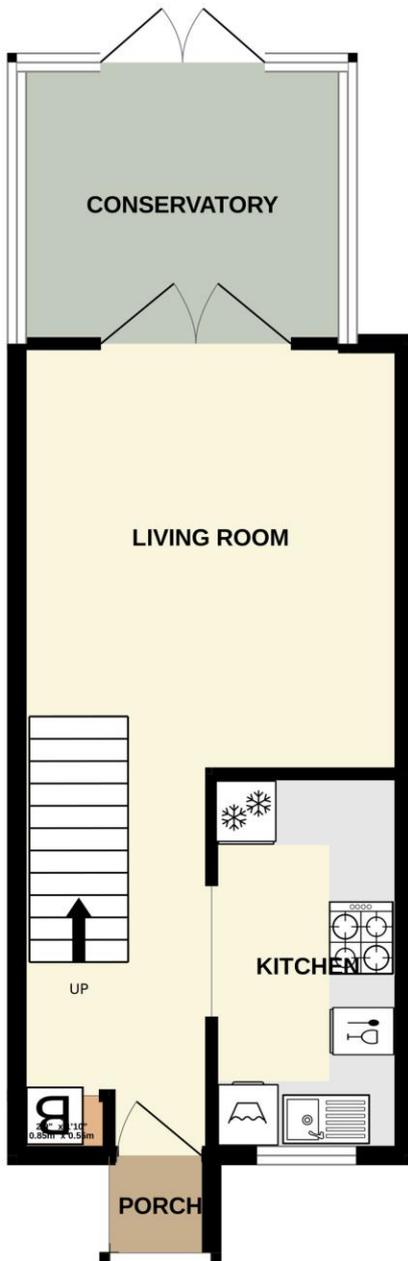
ADDITIONAL INFO

Boasting freehold tenure, this residence offers the assurance of long-term ownership, while benefitting from its council tax band B classification and an EPC rating of band C – making it an economical and efficient choice for modern living.

The property comes to the market with the advantage of no forward chain, providing a straightforward path to ownership. Well-proportioned interiors create a warm and inviting living space, suitable for both relaxing and entertaining. Each room is designed to maximise light and space, while providing the practical touches necessary for contemporary life.

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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