



£568,400

Barfoot Close

Berewood, PO7 3DS

PROPERTY SUMMARY

Built by Redrow Homes in 2021 and benefiting from the remainder of the NHBC warranty, we are delighted to offer for sale this immaculate 4 bedroom detached property in Barfoot Close. Located on the popular Berewood development in Waterlooville this spacious family home is sure to attract immediate interest. The property has large number of benefits including 4 double first floor bedrooms, 2 upgraded bathroom suites, a beautiful and upgraded open plan kitchen/diner with centre island, large double aspect lounge, separate utility room and a ground floor WC. Externally there is a good sized rear garden, garage with driveway parking and a landscaped green space to the side. The property is presented to a very high standard throughout and internal viewings are very strongly advised.





ENTRANCE HALL Radiator, under stair cupboard, Amtico flooring, stairs to first floor, doors to:

WC Radiator, extractor, W.C, hand wash basin, Amtico flooring, part tiled.

LOUNGE 20' 11" x 11' 08" (6.38m x 3.56m) Triple aspect windows to side and front, 2 radiators, Amtico flooring.

KITCHEN/DINER 25' 05" x 11' 07" (7.75m x 3.53m) Windows and double doors to garden, window to side aspect, radiator, Amtico flooring, full range of fitted cupboards, units and Granite work surfaces, 1 1/2 bowl sink unit with mixer tap over, centre island breakfast bar, range of integrated appliances including double oven, hob, extractor fan, dishwasher, fridge freezer, spot lighting, door to:

UTILITY ROOM 6' 05" x 5' 09" (1.96m x 1.75m) Door to side, radiator, matching cupboards and units, sink unit with mixer tap, space for tumble dryer, plumbing for washing machine, concealed wall mounted boiler, tiled flooring, spot lighting.

FIRST FLOOR Landing - Window to front aspect, radiator, airing cupboard, access to loft, doors to:

BEDROOM 1 12' x 11' 08" (3.66m x 3.56m) Window to side aspect, radiator, door to:

ENSUITE Window rear aspect, heated towel rail, shower, hand wash basin, W.C, part tiled, extractor, spot lighting.

BEDROOM 2 11' 06" x 9' 08" (3.51m x 2.95m) Window to front aspect, radiator.

BEDROOM 3 11' 06" x 9' 08" (3.51m x 2.95m) Windows to side and front aspect, radiator.

BEDROOM 4/DRESSING ROOM 11' 07" x 8' 08" (3.53m x 2.64m) Window to side aspect, radiator, full range of fitted wardrobes, drawers and dressing units.

BATHROOM 8' x 6' 06" (2.44m x 1.98m) Window to side aspect, heated towel rail, panelled bath with shower over, W.C, hand wash basin with Granite vanity surround, majority tiled surround, tiled flooring, spot lighting, extractor.

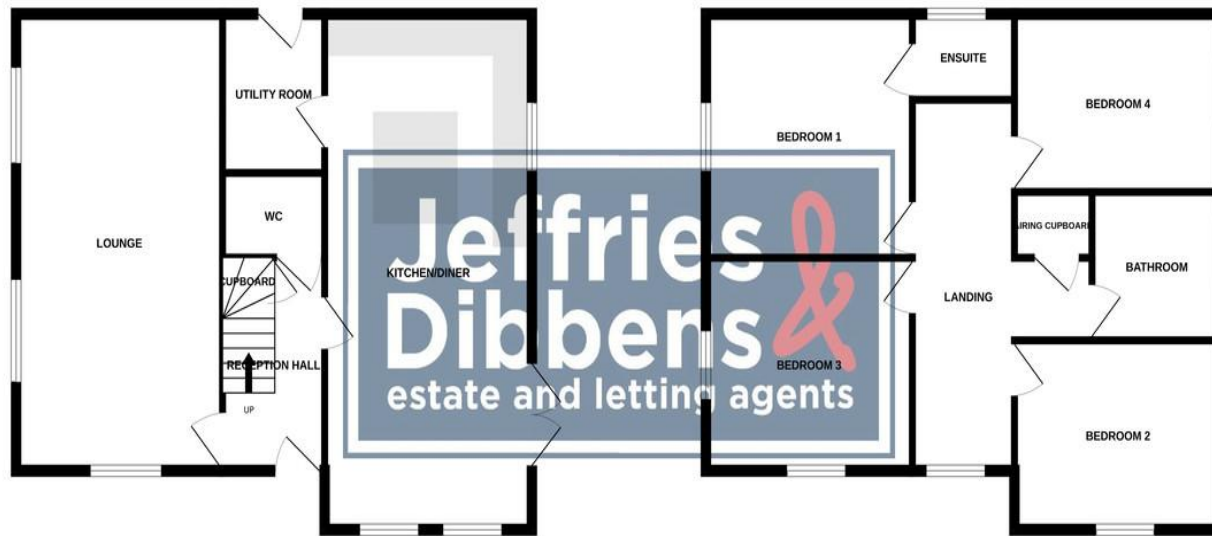
OUTSIDE Front - Fence enclosed front garden which is mostly lawned and adjacent to a landscaped green space.

REAR GARDEN Mostly laid to lawn with patio area, rear patio area, outside tap and lighting, side access.

GARAGE Up and over door, light and power, driveway, car charging point.

GROUND FLOOR

1ST FLOOR



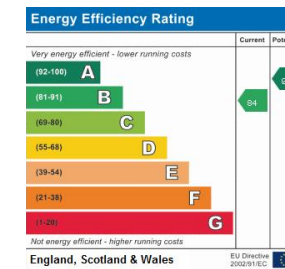
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Winchester City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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