



## 1 Barnetts Field

Westergate, PO20 3UD

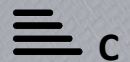
**Offers over £425,000**

EXTENDED FAMILY HOME IN THE SIX VILLAGES AREA. Having flexible accommodation, this property benefits from: entrance hall opening onto spacious fitted kitchen / dining room with door to rear garden and stairs to first-floor accommodation; separate good-sized dual-aspect living room; downstairs cloakroom; study; ground-floor bedroom 5 / snug; four first-floor double bedrooms, one with built-in wardrobes; family bathroom with shower over bath. Outside to the front there is parking available on the driveway for two vehicles; area of lawn, mature shrub borders and path leading to the main entrance plus access gate to the south-facing rear garden which is fully enclosed with a good-sized area of lawn, mature shrub borders, garden storage and patio ideal for entertaining friends and family. EPC - C. Tenure - freehold. Council Tax Band - E.

- Detached, extended family home
- 4/5 bedrooms
- Spacious kitchen / dining room
- Separate living room
- Study / snug
- Family bathroom
- Downstairs cloakroom
- Driveway
- Front & rear gardens
- Close to Six Villages' amenities, shops, school, mainline train station & bus routes

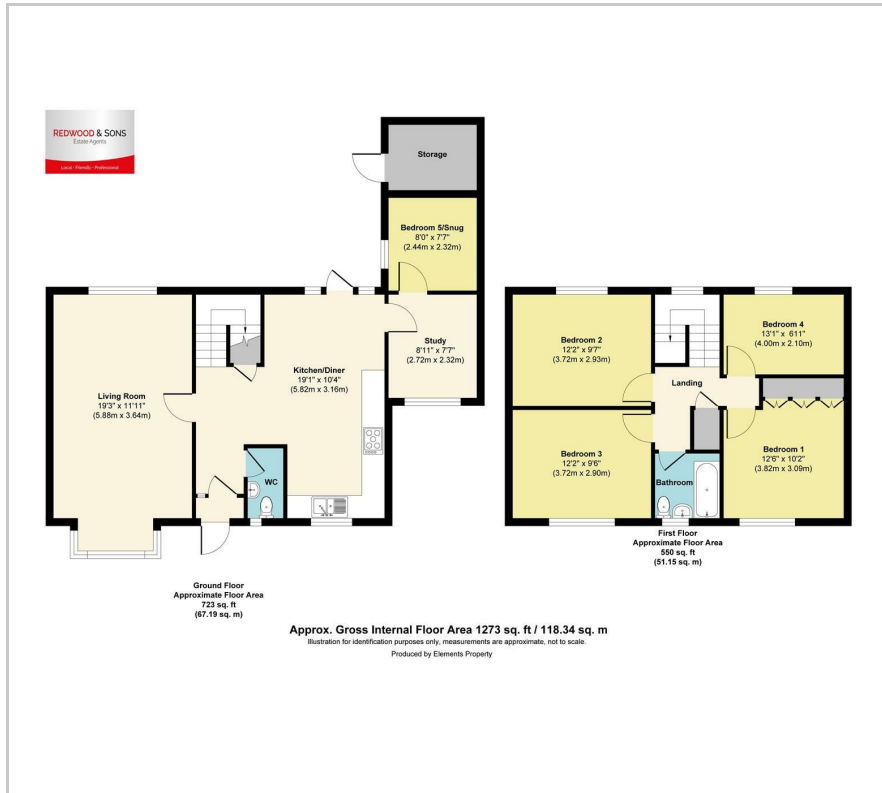
### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.





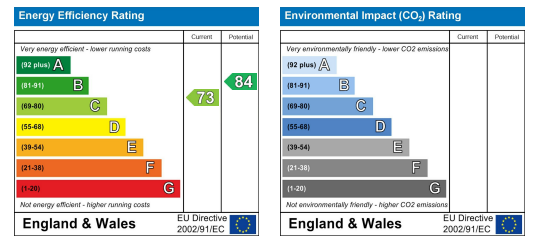
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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