



OIEO £525,000

Barfoot Close

Berewood, PO7 3DS

PROPERTY SUMMARY Located on the popular Berewood development and built only 4 years ago by Redrow homes we are delighted to offer for sale this beautifully presented 4 bedroom detached property in Barfoot Close. This impressive family home is sure to attract immediate interest and early viewing is strongly advised. The property boasts 4 first floor bedrooms, 2 bathroom suites, large lounge, ground floor WC and a magnificent open plan fitted kitchen/dining room. Externally there is a low maintenance landscaped rear garden and a garage with own driveway providing off road parking. Barfoot Close is conveniently located close to local schools, green spaces and nature walks providing a pleasant living environment. To arrange your viewing contact us today.





ENTRANCE HALL Door to front, radiator, tiled flooring, under stair cupboard, stairs to first floor, doors to:

WC Window to front aspect, radiator, WC, hand wash basin, tiled flooring, spot lighting.

LOUNGE 16' 04" x 11' (4.98m x 3.35m) Bay window to front aspect, radiator, laminate flooring.

KITCHEN/DINER 19' 07" x 15' 03" (5.97m x 4.65m) Full length windows and double doors to rear garden, floor to ceiling radiator, utility cupboard housing washing machine and tumble dryer, extensive range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and mixer tap, integrated double oven, hob and extractor, built in dishwasher and fridge freezer, centre island, marching tiled flooring, pat wood panelled wall, spot lighting.

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

BEDROOM 1 14' 07" x 10' 10" (4.44m x 3.3m) Bay window to front aspect, radiator, door to:

ENSUITE Window to side aspect, heated towel rail, shower cubicle, WC, hand wash basin, part tiled surround, tiled flooring, spot lighting, extractor.

BEDROOM 2 11' 07" x 9' 11" (3.53m x 3.02m) Window to rear aspect, radiator.

BEDROOM 3 9' 05" x 7' 07" (2.87m x 2.31m) Window to rear aspect, radiator.

BEDROOM 4 8' 08" x 8' 05" (2.64m x 2.57m) Window to front aspect, radiator.

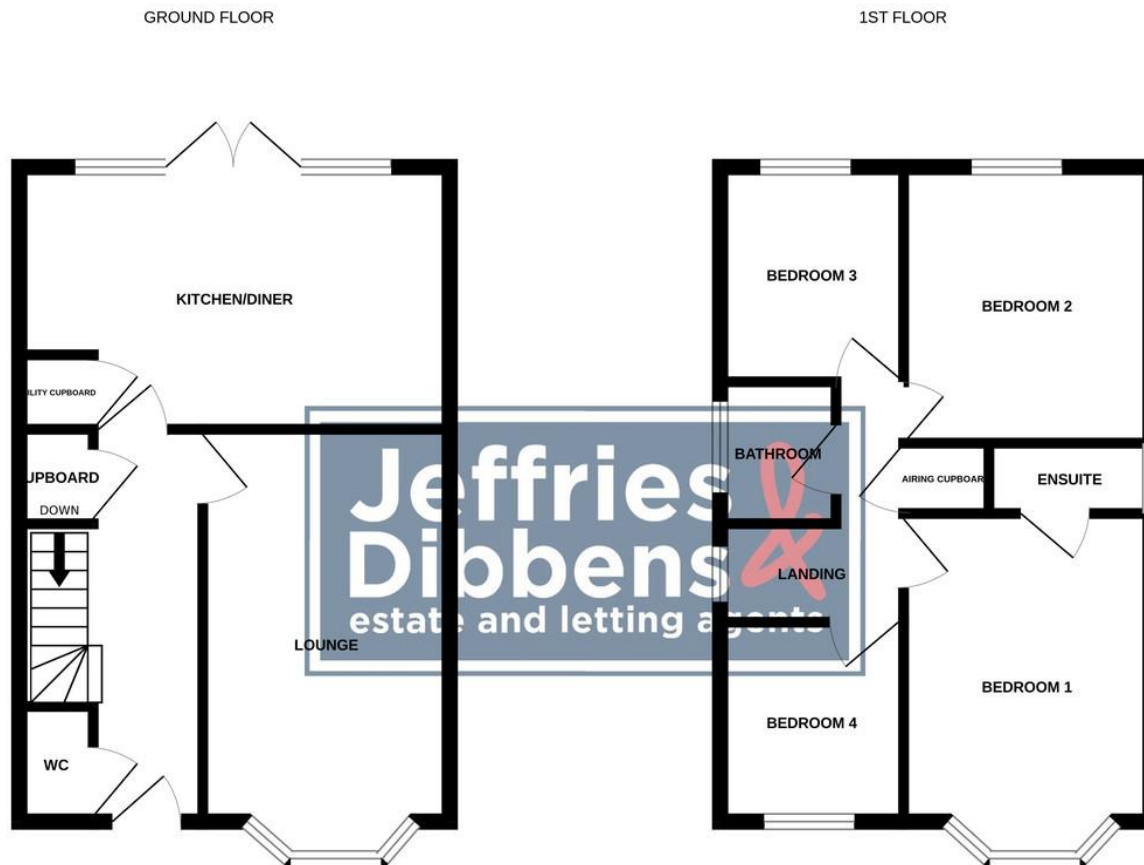
BATHROOM Window to side aspect, heated towel rail, panelled bath with shower over, WC, hand wash basin, spot lighting, extractor, part tiled surround, tiled flooring.

OUTSIDE Front - Small garden area, EV charging point, own driveway leading to:

GARAGE Up and over door, light and power, roof void storage.

REAR GARDEN Landscaped rear garden which is mostly laid to artificial lawn, 2 large patio areas, outside tap, lighting and power point, gated side access, outbuilding.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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